Zone Districts

			Zone Districts												
U	Jse or Activity	Agricultural One (A-1)	Large Rural Residential (LRR)	Rural Residential (RR) Estate Residential (ER)	Suburban Residential (SR)	Multi-Family Residential (MF)	Business	Commercial	Light Industrial	General Industrial	Sedalia Community	Sedalia Downtown	Sedalia Highway Commercial	Sedalia Mixed Industrial
T	elecommuting	Accessory	Accessory	Accessory	Accessory	Accessory	Accessory	Accessory*	Accessory*	Accessory*	Accessory*	Accessory	Accessory	Accessory**	Accessory
R	temote learning	Accessory	Accessory	Accessory	Accessory	Accessory	Accessory	Accessory*	Accessory*	Accessory*	Accessory*	Accessory	Accessory	Accessory**	Accessory
P	Professional Office	Class 1 or Class 2	Class 1 or Class 2	Class 1 or Class 2	Class 1	Class 1	Class 1	Class 1*	Class 1*	Class 1*	Class 1*	Class 1	Class 1	Class 1**	Class 1
	mall, custom, or boutique nanufacturing	Class 1 or Class 2	Class 1 or Class 2	Class 1 or Class 2	Class 1	Class 1	Class 1	Class 1*	Class 1*	Class 1*	Class 1*	Class 1	Class 1	Class 1**	Class 1
С	Cottage food industry	Class 1 or Class 2	Class 1 or Class 2	Class 1 or Class 2	Class 1	Class 1	Class 1	Class 1*	Class 1*	Class 1*	Class 1*	Class 1	Class 1	Class 1**	Class 1
2 1	Mail order drop-shipping from	Class 1 or Class 2	Class 1 or Class 2	Class 1 or Class 2	Class 1	Class 1	Class 1	Class 1*	Class 1*	Class 1*	Class 1*	Class 1	Class 1	Class 1**	Class 1
m m	nanufacturer or supplier														
	Direct sales businesses (Avon, Pampered Chef, Scentsy, etc.)	Class 1 or Class 2	Class 1 or Class 2	Class 1 or Class 2	Class 1	Class 1	Class 1	Class 1*	Class 1*	Class 1*	Class 1*	Class 1	Class 1	Class 1**	Class 1
	mall arms gunsmithing, ustomization, and sales	Class 1 or Class 2	Class 1 or Class 2	Class 1 or Class 2	Class 1	Class 1	Class 1	Class 1*	Class 1*	Class 1*	Class 1*	Class 1	Class 1	Class 1**	Class 1
Α	Artists and crafters	Class 1 or Class 2	Class 1 or Class 2	Class 1 or Class 2	Class 1	Class 1	Class 1	Class 1*	Class 1*	Class 1*	Class 1*	Class 1	Class 1	Class 1**	Class 1
	Craft brewing	Class 1 or Class 2	Class 1 or Class 2	Class 1 or Class 2	Class 1	Class 1	Class 1	Class 1*	Class 1*	Class 1*	Class 1*	Class 1	Class 1	Class 1**	Class 1
Si	mall in-home day care	Accessory	Accessory	Accessory	Accessory	Accessory	Accessory	Accessory*	Accessory*	Accessory*	Accessory*	Accessory	Accessory	Accessory**	Accessory
	arge in-home day care	USR	USR	USR	USR	USR	USR	,	,	,	,	Accessory	Accessory	,	Accessory
	Day care center	USR	USR	USR	USR	USR	USR	Principal use (SIP)	Principal use (SIP)			Principal use (SIP)	Principal use (SIP)		Principal use (SIP
_	Bed and Breakfast	USR	USR	USR	USR	OSIN	0011	i i i i i i i i i i i i i i i i i i i	r meipar ase (sir)			Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	USR
_	Gennel	USR	USR	OSIK	OSIT					Principal use (SIP)	Principal use (SIP)	USR	Timesparase (Sit)	Trincipal asc (Sil)	USR
-	Dog or dog handler training	Principal use or USR	Principal use or USR	Accossony uso or LISP	Accessory use or USR					Frincipal use (SIF)	rillicipal use (Sir)	USK			USK
Ľ	oog or dog nandier training	depending on number of lessons	depending on number of lessons	depending on number of lessons	depending on number of lessons										
Н	Horse boarding	Principal use or USR depending on number of horses boarded	Principal use or USR depending on number of horses boarded	Accessory use or USR depending on number of horses boarded	Accessory use or USR depending on number of horses boarded										Principal use or I depending on intensity
Н	lorse or horse rider training	Principal use or USR depending on number of lessons	Principal use or USR depending on number of lessons	Accessory use or USR depending on number of lessons	Accessory use or USR depending on number of lessons							Principal use (SIP)	USR		Principal use (SIF
F	armers market	Accessory	Accessory					Principal use (Seasonal)	Principal use (Seasonal)	Principal use (Seasonal)	Principal use (Seasonal)	Principal use (Seasonal)	Principal use (Seasonal)	Principal use (Seasonal)	Principal use (Seasonal)
	ale of agricultural products rown or raised on the property	Accessory	Accessory												
	/alue-added Agricultural Processing	Accessory	Accessory												
Α	Agriculture	Principal use	Principal use												Principal
	ingle- or multi-family residence or management or employees							Accessory	Accessory		Accessory				
	ingle-family detached esidence	Principal use	Principal use	Principal use	Principal use	Principal use						Principal use	Principal use		Principal use
Si	ingle-family attached residence						Principal use (SIP)			USR		Principal use (SIP)	Principal use (SIP)		USR
N	Aulti-family residence						Principal use (SIP)	USR	USR	USR		Principal use (SIP)	Principal use (SIP)		USR
_	Caretaker residence	Principal use	USR									Accessory	Accessory		Accessory
R	Residence for management or employee									Accessory		Accessory	Accessory	Accessory	
D	Day-care facility for children of employees									Accessory		Accessory	Accessory	Accessory	Accessory
o	Office (general, medical, dental, professional, governmental)							Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIF

Use or Activity	Agricultural One (A- 1)	Large Rural Residential (LRR)	Rural Residential (RR) Estate Residential		Suburban Residential Multi-Family		Business	Commercial	Light Industrial	General Industrial	Sedalia Community	Sedalia Downtown	Sedalia Highway	Sedalia Mixed
				(ER)	(SR)	Residential (MF)							Commercial	Industrial
Hospital							Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)				
Veterinary clinic or hospital	USR	USR	USR				Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP
Industrial and manufacturing operations									Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIF
Motor vehicle service								Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP
Motor vehicle body shop									Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIF
Warehousing and distribution									Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SII
Retail or service business							Principal use (SIP)	Principal use (SIP)			Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SI
Commercial storage area								Accessory	Principal use (SIP)	Principal use (SIP)	Accessory	Accessory	Accessory	Principal use (SI
Landscaping service								Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SII
Landscaping equipment and supply storage								Accessory	Principal use (SIP)	Principal use (SIP)	Accessory	Accessory	Accessory	Principal use (SI
Construction service								Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SI
Construction equipment and supply storage								Accessory	Principal use (SIP)	Principal use (SIP)	Accessory	Accessory	Accessory	Principal use (SI
Plumbing, HVAC, or electrical service								Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SI
Plumbing, HVAC, or electrical equipment and supply storage								Accessory	Principal use (SIP)	Principal use (SIP)	Accessory	Accessory	Accessory	Principal use (S

This list of uses is not all-inclusive. Review each zone district for a full list of uses allowed.

Each use may be subject to additional limitations not delineated on this chart, but specified in a particular zone district. Limitations may vary from one zone district to another.

Notes about categories:

Accessory: A use naturally and normally incidental to, subordinate to, and devoted exclusively to an established principal use or use by special review on a property.

Principal use: A use allowed "by right," subject to development standards and other limitations established in a zone district.

Principal use (SIP): A use allowed "by right," subject to administrative approval of a site improvement plan (SIP) as well as the development standards and other limitations established in a zone district.

Principal use (Seasonal): A use allowed "by right," subject to administrative approval of a seasonal use permit as well as the development standards and other limitations established in a zone district.

USR: A Use by Special Review that is allowed after a public hearing and the approval of the Board of County Commissioners, subject to conditions and safeguards that may be imposed by the Board.

Class 1: A Class 1 Home Occupation, See Section 23 of DCZR for specific criteria

Class 2: A Class 2 Home Occupation, See Section 23 of DCZR for specific criteria

^{*} Residences are not allowed as a Principal Use in the zone district. In B, C, LI, and GI, attached single family or multifamily residence for management or employee.

^{**} Residences are not allowed as a Principal Use or USR in the zone district. This use could be associated with an accessory residence for management or employee.