

Use 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
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 (SIP)
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 (SIP)
Warehousing and distribution									Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)
Retail or service business							Principal use (SIP)	Principal use (SIP)			Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)
Commercial storage area								Accessory	Principal use (SIP)	Principal use (SIP)	Accessory	Accessory	Accessory	Principal use (SIP)
Landscaping service								Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)
Landscaping equipment and supply storage								Accessory	Principal use (SIP)	Principal use (SIP)	Accessory	Accessory	Accessory	Principal use (SIP)
Construction service								Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)	Principal use (SIP)
Construction equipment and supply storage								Accessory	Principal use (SIP)	Principal use (SIP)	Accessory	Accessory	Accessory	Principal use (SIP)
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 (SIP)
Plumbing, HVAC, or electrical equipment and supply storage								Accessory	Principal use (SIP)	Principal use (SIP)	Accessory	Accessory	Accessory	Principal use (SIP)

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 residential are allowed as a USR, and this use could be allowed as an accessory to a residence allowed by USR. The use could also be associated with an accessory 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.