
Ray County Planning & Zoning Regulations (Adopted June 2005)

Article 60 Use Regulations

60.1 Use Table

The following table summarizes the principal use regulations of the Zoning Regulations' base zoning districts. In the event of conflict between this table and the standards listed in Article 40.3 through Article 40.15, the Use Table shall control.

P

Uses Permitted By-Right

A "P" indicates that a use category is allowed by-right in the respective zoning district, subject to compliance with all other applicable regulations of these Zoning Regulations.

C

Conditional Uses

A "C" indicates that a use category is allowed only if reviewed and approved as a conditional use, in accordance with the Conditional Use Permit procedures of Article 30.9. and subject to all other applicable standards of these Zoning Regulations.

51-

Uses Subject to Specific Standards

A number in the final ("Use Standards") column indicates that the listed use type is subject to use-specific standards in one or more of the districts in which the use is allowed. The number provides a cross-reference to the use-specific standards.

Uses Not Allowed

A blank cell indicates that a use type is not allowed in the respective zoning district, unless it is otherwise expressly allowed by other regulations of these Zoning Regulations.

New or Unlisted Uses

If an application is submitted for a use type that is not listed as an allowed use in one or more zoning districts, the Planning and Zoning Administrator shall be authorized to make a similar use interpretation in accordance with Article 30.13. In the event that a similar use interpretation cannot be made, the proposed use type shall be allowed as a conditional use in the I-1 district and as a use permitted by-right in the I-2 district.

ZONING DISTRICT USE STANDARDS														
	R - A	R - 1	R- 1A	R- 1B	R - 2	R - 3	R- M HP	S & O	B - 1	B - 2	I - 1	I - 2	O P	Referen ce
Residential														
Congregate Living									C	P				
Duplex					P	P		P						
Group Home, Class I (General)	C	C	C	C	C	C			C	P				
Group Home, Class I (Limited)	C	C	C	C	C	P								
Group Home, Class II						C			C	P				
Group Residential						P		P						
House, Attached					P	P		P						60.2H
House, Detached	P	P	P	P	P	P	P	P						
Mobile Home	C						P							
Mobile Home Park							P							
Multi-Unit Housing						P			P					60.2Q
Retirement Housing, General						P								
Retirement Housing, Limited						P								
Transitional Housing					C	C				C	C			
Civic/Institutional														
Cemetery	C	C	C	C	C	C		C	C	C	C	C		RSMo.2 14
Club or Lodge	C								P	P				
College or University	C								P	P	P			
Community Recreation, Private	P	P	P	P	P	P	P							
Convalescent Services						C		C	P					
Cultural Services								P	P	P			P	
Day Care, Family (1- children/adults)	P	P	P	P	P	P								
Day Care, Group (6 or more children/adults)	C	C	C	C					P	P				
Day Care, Commercial (21+ children/adults)									P	P	P		C	
Detention Facilities											C	C		
Guidance Service									P	P				
Hospital									C	C	P	P		
Parks & Recreation	P	P	P	P	P	P	P	P	P	P	P		P	
Postal Facility									C	P	P	P		
Railroad Facility											C	P	P	
Recycling Collection, Drop-Off										C	P			
Religious Assembly, Standard	P	P	P	P	P	P	P	P	P	P	P	P		
Religious Assembly, Mega	C	C	C	C	C	C	C	P	P	P	P	P		
Residential Treatment Facility						C			C	C				
Safety Services	P	P	P	P	P	P	P	P	P	P	P	P	P	
School, Primary	P	P	P	P	P	P		C	C	C				
School, Secondary	P	C	C	P	P	P		P	C	C				
Utility Service, Major	C	C	C	C	C	C	C	C	C	C	C	P	C	
Utility Service, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	

	ZONING DISTRICT USE STANDARD													Reference
	R - A	R- 1	R - 1 A	R- 1B	R - 2	R- 3	R- MH P	S & O	B - 1	B - 2	I - 1	I - 2	O P	
Commercial														
Adult Use										C	C			
Agricultural Sales/Service	C									P	P	P		
Amusement Park											P	P	C	
Animal Services	C								P	P			C	
Archery Range	C													
Bar or Lounge									P	P			C	
Bed and Breakfast (B&B)	C	C				C			C					60.2K
Business or Trade School									P	P	P			
Cabins	C								P	P			P	60.2M
Campground/Recreational Vehicle Park	C								P	P			P	60.2N
Communication Towers, Commercial	C								P	P	P			60.2G
Construction Sales/Services										P	P			
Convenience Store						C		P	P	P	P			
Financial Services, with Drive-through									P	P	P			
Financial Services, without Drive-through								P	P	P	P			
Firearm Sales, Retail									C	P				
Firearm Sales (only with shooting range)	C													60.2T
Food Sales									P	P			C	
Funeral Services	C	C							P	P	C			
Greenhouse, Retail	C								P	P	P	P		
Greenhouse, Wholesale	C								P	P	P		P	
Guest House, for rent	P												P	60.3C
Hotel-Motel									P	P	P			
Kennel	C								C	P	P			60.2W
Landscaping and Lawn Care Service	C									P	P			
Liquor Sales									P	P			C	
Marina	C								P	P			P	
Motorcycle Tracks												P	C	151-6.2P
Office								P	P	P	P		P	

Organic Recycling	P										P	P		
Parking, Commercial									P	P	P			
Pawn Shop									P	P				
Personal Improvement Service								P	P	P				
Recreational Equipment Storage	C									C	P	P		60.2R
Recreation&Entertainment, Indoor									P	P			P	
ZONING DISTRICT USE STANDARD														
	R - A	R- 1	R - 1 A	R- 1B	R - 2	R- 3	R- MH P	S & O	B - 1	B - 2	I - 1	I - 2	O P	Reference
Recreation & Entertainment, Outdoor	C									C	P	P	P	
Repair Service, Consumer								P	P	P	P			
Restaurant, Fast Food								C	P	P	P		C	
Restaurant, General								C	P	P	P		C	
Retail Sales&Service, Convenience							C	P	P	P	P			
Retail Sales&Service, General								P	P	P	P			
Scrap and Salvage Service											C	C		
Self-Service Storage										P	P	P		
Service Station									C	P	P			
Shooting Range	C									C	P		C	60.2T
Stable, Training and Riding, Public	C	C											C	
Utility & Stock Trailer Sales	C								P					60.2V
Vehicle Repair, General									C	P	P	P		
Vehicle Sales/Rental										P	P	P		
Vehicle Service, Limited								C	P	P	P	P		
Vehicle Storage										P	P			
Veterinary Services	C									P	P		C	60.2W
Industrial														
Aviation & Surface Transportation											C	P		60.2I
Industrial Service/Yard											C	P		60.2O
Manufacturing and Production											P	P		
Warehouse and Freight Movement											P	P		
Wholesale Sales										C	P	P		
Agricultural and Other Uses														
Accessory Apartment	P	P	P	P				C	C	P	C			60.3A
Accessory Structure	P	P	P	P	P	P	P						P	60.3B
Accessory Dwelling Units	P	P	P											60.3A
Air Strip, Private	P										C	C		FAA Regs
Animal Production	P									P	P	P	P	60.2E

Animal Refuge, Public or Private	C										C	C	C	60.2D-7
Communications Antenna, Amateur	P	P	P	P	C									60.2F
Crop Production	P	P	P	P	P	P	P	P	P	P	P	P	P	
Feed Lot Operations	C													60.2E
Guest House, Private	P	P	P											60.3A&3.c
Horticulture	P	P									P	P	P	
Motorcycle Tracks, Private	C													60.2P
Recycling Center											C	P		
Resource Extraction												C		60.2S
Stable, Private Boarding	P													
Soil Excavation	C													60.2U
Vineyard	P													
Waste-Related Use												C		60.2X
Zoological, Public or Private	C										C	C	C	60.2D-7