



**CASS COUNTY, MISSOURI
BUILDING CODES, ENVIRONMENTAL HEALTH
AND ZONING DEPARTMENT**

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**Frequently Asked Questions About the
Cass County Zoning Order and Subdivision Regulations**

Following is a list of the most frequent inquiries coming to the Zoning Department. There is a brief answer for each based on the ordinances in the Zoning Order or Subdivision Regulations and the practices of the County. Questions are in three general categories: zoning requirement issues, environmental issues and complaint issues. See also, on the *casscounty.com* webpage, under this same **Zoning** heading website, the section titled **Procedures** includes information about the implications of having zoning ordinances adopted in Cass County, and the procedures involved in taking zoning actions. These are included as Part One and Part Two on that website link.

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Land Zoning Issues

What are the regulations used by the County: There are two main ordinances affecting land and its uses within Cass County. One is the 2007 Zoning Order. It is the latest set of ordinances, adapted from the 2005 version and several versions that were adopted during the 1980s and 1990s. A more specific set of ordinances are the 2007 Subdivision Regulations which regulate land divisions, in particular the planning and process to establish subdivisions of multiple lots within the County.

What if I live in a city: The individual cities within the County administer their own land use regulations.

How did the County get these rules: The County, as a first class, non-chartered county under the State law, may establish a set of rules and regulations governing land and its uses within its jurisdiction. Cass County originally did this in the 1980s. Since then it has revised these standards numerous times.

The most recent revision occurred during 2006 and 2007. The County appoints a Planning Board, which both develops and applies the rules as part of their monthly public meetings. During 2006, the previous group of rules, the 2005 Zoning Order and Subdivision Regulations, was revised. During a series of advertised public hearings, the 6 member Planning Board reviewed each of the proposed and revised 12 articles of the Zoning Order and 7 of the Subdivision Regulations. The final composite draft version, including the draft revisions resulting from the Board meetings, of the two documents was then also made available for the public to review during the month of December, 2006. This review opportunity was advertised in the Democrat Newspaper, and notices were posted on the community bulleting boards of most of the cities within the County. In January, 2007, the Planning Board then formally adopted the two draft documents and recommended them to the County Commission. The Commission formerly adopted the draft documents in February. A final version incorporating all the revisions was prepared and adopted in July, 2007.

Are there regulations for dividing and selling parcels of land: All division of land into smaller parcels is regulated by the Zoning Order. Please refer to the Information Guide that is included under this same Zoning heading on this website by clicking on the “Planning and Zoning” heading.

Generally, dividing land into parcels of a full 20 acres or more is very simple. The land owner provides a survey of the parent tract and the divided large parcels. The Zoning Department reviews the survey for a few major considerations, such as the presence of flooding issues or stream conditions on the property, access to public roads and services, and parcel size and configuration. With that information in hand, the owner may then record the new parcels with the County Recorder.

Divisions of land into any parcel of less than 20 full acres requires a public hearing process with the Planning Board, which is also described in the Information Guide as noted above.

What is the cost to divide land or take a Zoning Action: Each action has costs associated with it. Divisions of land into large parcels have no County fees, but do have costs for the survey. Owners dividing small parcels require public hearings and the County charges fees to recover the cost of the public notification, the meeting of the Planning Board, and the maintenance of records regarding the action. Typically there are also costs for surveys and land ownership searches and notifications as part of the Zoning Action. See also the Information Guide.

Road Impact Fees

Divisions of land which create new parcels of less than 20 full acres, and which create new uses, commercial and industrial are also subject to Road Impact Fees. In 2005, the County put into place the Impact Fee as a means of having newly created land uses contribute to the cost of improving roads. The fact that the new parcel or Use was going to have some impact on the existing roads suggested that the new Use should aid in improving those roads. The small portion, 2 to 3% of the current real estate taxes which are paid by existing land owners is limited and used to maintain the road system. The Impact Fee looks to the future, such that the Fee is used only to **improve** road systems. The County is divided into 10 areas. Fees collected within an area, such as from a new subdivision, are then set aside to be used for improvements within that area only. In fact, if they are not used within 6 years, they are returned to the applicant.

What is the smallest size of parcel that can be created: The smallest parcel that can be newly created, independent of a subdivision, is 3 acres. In some conditions, with approval of the Health Department, smaller parcels may be utilized, or existing parcels smaller than 3 acres may be used for new uses.

In the case of subdivisions, where individual, on-site septic treatment systems are to be used, 3 acres is the minimum. In situations where community sewers are planned, or public sewer districts are in place, parcels may be as small as 1 acre in special circumstances. In subdivisions where public sewers are being utilized, lots as small as 12,500 sf are permitted.

Are there minimum conditions required for a parcel of land to be created: A new parcel must have direct, owned access to a public road. Easements do not satisfy this requirement. In addition, the parcel must have a length to width ratio of 4 to 1, with the width determined at the building set back line. This setback will vary from the norm of 50 feet from the rear or front property line down to 25 feet in some parcels. Parcels on corners are considered to have two fronts and two rears. Setbacks on side widths vary from a maximum of 25 feet down to 6 feet in a few older, small lot subdivisions. These requirements are in addition to any that may be recorded as restrictions on the property, typical in subdivision for example.

Is it possible to change the zoning designation for a parcel: Please refer to the Information Guide for detailed information. Changing a zoning designation, from Agricultural to Residential for example, is a Zoning Amendment in the Guide. Parcels of various sizes may be changed in designation, and need not be divided from the parent parcel. Zoning Designations are:

AG Agricultural, 20 full acres or more

R-R Residential Rural, 3 acres or more

R-S Residential Suburban, 1 acre with sewer systems in place

R-1 Residential One, subdivision lots as small as 12,500 sf served by public sewers

R-2 Residential Two, subdivisions allowing single and duplex family dwellings

R-3 Residential Three, subdivisions allowing housing of 3 or more units per building

MP Mobile Home Parks

C-1 Commercial One, generally land uses of a small scale that are not residential, and support residential uses.

C-2 Commercial Two, generally land uses that are more dense or highly used, of a large scale that are not residential.

I-1 Industrial One, generally land uses that involve an assembly process contained within structures

I-2 Industrial Two, generally land uses that involve fabrication of items which is not necessarily contained within structures

I-3 Industrial Three, generally land uses that are dense and have characteristics that make them incompatible with most other adjacent land uses.

M-U Mixed Use designations relate to projects that may have multiple kinds of uses that on one designation adequately describes. These are special cases.

Changes in the Zoning Designation for parcels of land within 1.5 miles of a city are subject to review by that city prior to taking a Zoning Action.

Are there regulations regarding businesses on property: Parcels that are being created today, or Uses on parcels that are new, fall under the categories above. These categories address residential use, as well as commercial, retail, manufacturing and other non residential uses. This is in addition to the prevalent use of land in Cass County, which is agriculture. Such Uses of a parcel for a commercial or industrial purpose is regulated by these standards. In general, the Use on the parcel must be in keeping with the zoning designation, and residential parcels, the most common after agricultural, are for residential use, not for business. Thus a property that is zoned as residential may not be used to operate an auto repair business, or a retail sales store.

Are there special regulations for a business that has been there for a long time: There are a variety of Uses of land in the County which are not necessarily consistent with the current regulations. The myth is that these Uses are “grandfathered” into acceptability. That is not the case. All such uses in the County are classified as Non Conforming Uses. Depending on the circumstances, such Uses may be allowed to continue to operate in this special status. However, such businesses may not be expanded, or even replaced if there is substantial damage to them. And those which have the potential to create environmental or health risks for the public are subject to additional limitations are required by Federal, State and other regulations.

What is the relationship of the zoning designation and my real estate tax assessment: The County Assessor assigns designations for taxing purposes, and these are not related to zoning designations.

What are the regulations regarding numbers of residences: Parcels of more than 20 acres, Agriculture designation, may contain two separate residences, provided they meet requirements of other departments, such as Health, Building Codes and 911 Emergency Services. Parcels of less than 20 acres are limited to a single family home unless the zoning designation has been changed to R-2 or R-3.

Does the County determine what zoning designation applies to a particular property: The County does not have designations already assigned to tracts of land unless the land owner specifically made such changes in the past. That is, there are not tracts of land that the County has decided are commercial or residential or something else. When the County establish zoning regulations, the two basic uses were for agriculture or residence. Now if a parcel contains 20 acres or more, it is automatically zoned as Agricultural, and if less than 20 acres is it automatically considered Residential. Those basic assumptions apply until an owner of the land determines that they want a different use for that land. At that point, the fact that the County has established a zoning process determines what the possible uses of the land might be, based upon a variety of conditions. Such issues as adjacent property uses, parcel sizes and characteristics, and a variety of others may apply to a given parcel or proposed use. When the land owner decides they want the land use to be something in particular that is not residential or agricultural, they may then change or amend the zoning designation, provided those changes fit within the framework of those regulations. For most of these regulations work in conjunction with a process where the adjacent property owners are also involved, so that such changes are compatible with the public welfare, health and safety.

The County uses the Standard Industry Classification of the Federal Office of Management and Budget, 1987 issue, as the basis of defining a Use. The zoning designations listed above have then been correlated to a wide variety of such Uses, though not all of the thousands of uses defined in the SIC classes. Thus the Use as a retail store in relationship to a given parcel, may be permitted, or not permitted.

There are only a few hundred parcels of the several thousand individual parcels of land in the County that have been changed by their owners to commercial or industrial uses. Most of the 2,788 zoning actions that have taken place since the 1970s are actions to create smaller residential parcels. In addition, there are about a hundred “subdivisions” where a land owner divided a tract into an organized set of individual lots. Still, the majority of land in the County, outside of the cities, is Agricultural as a basic designation. This designation allows for agricultural uses, as well as residences and accessory buildings like barns and garages.

Land that is divided into parcels of less than 20 acres is no longer considered as Agricultural, for the obvious reason that subsistence farming is not realistic on parcels of that size. Therefore when these smaller parcels are created, they are designated as one of the other listed zoning designations. The vast majority are residential, and single family residential in specific. There are approximately 200 parcels that have been designated as one of the Commercial types, and perhaps a 100 that are Industrial.

Is there a predetermined zoning designation for all uses: There is not, although virtually all uses will be at least partially defined by a SIC classification. Some kinds of uses, such as those which cross over several definitions, and those which are regulated by State and Federal agencies due to the nature of the use, its potential for life safety and environmental impact, are regulated by means of limited permitting instead of zoning definitions. These are the Special Use Permit kinds of businesses, such as quarries, utilities, and communication towers, and they are subject to a variety of requirements and limits as to their operation.

The County regulates these Uses for the public benefit and welfare, such that the Use has a limited negative impact on the adjacent land uses or population. The permitting process allows for oversight of such Uses over time, and as conditions of the Use or the regulatory process change.

Is there a difference between an easement and a right of way: The use of a portion of a property by someone other than the owner is usually allowed by creating an easement. This is a legal, recorded description of a portion of the property, say a 30 feet strip along on side of the property, and some agreement between the land owner and the user. The description tells of the property portion and who is thereby entitled to use that portion, such as the telephone company may locate a power line within that area and then maintain it, or a neighbor may use that area for access to his field. A right of way, such as the 40 or 60 foot right of way allocated to County roads, provides for a similar use by someone other than the owner or his or her land, but is most often applied to a use by public entities, such as roads.

What if my property has a condition that is different from the regulations: The County has a process to consider the peculiar conditions which might be contrary to the requirements of the Zoning Order or Subdivision Regulations adopted by the County, and allow for a variance from those conditions allowed. The County Board of Zoning Adjustment (BZA) acts in this judicial fashion. A land owner may request that the BZA investigate their unique situation and consider allowing an exception.

Such exceptions are limited, however. The BZA is required to apply some standards of measure to the matter. The cause of the difference between the conditions of the parcel, or the use of a parcel, and the regulations the ordinances may only be something unusual to that parcel or use, and this must be demonstrated by the owner or user.

If the regulations are to apply, the owner will need to demonstrate how this application creates a hardship to this particular property and no others. The difference would be shown to be not one ordinarily found in similar land situations within the County, and was not the result of an action of the land owner or user. The land owner or user needs to show that allowing for the difference will not create a detriment to or change in the character of the neighboring land uses, or set a precedent that may cause a detriment in other areas of the County.

This difference, if allowed by the BZA, cannot be opposed to the general intent of the Zoning Order, nor have an adverse effect on the public health, safety or welfare. In allowing the difference, the BZA is required to base a decision on reason and demonstrated hardship, as distinguished from a variation sought for purposes of the convenience, profit or capricious intent of the land owner or user.

How is a parcel restricted if there is a chance of flooding that might affect it: The National Flood Insurance Program (NFIP) was established in the 1970's. In order to entitle the property owners in the County to purchase flood insurance, the County is required to maintain and enforce ordinances that are approved by the Federal Emergency Management Agency, (FEMA), or the State version called SEMA. By these regulations, all construction that occurs within the areas of the County that are subject to flooding, is required to meet a series of conditions. The NFIP prepares and issues mapping of the County which determines where those at risk areas are located.

For a parcel of land to be usable as a construction site for a home, septic system or other structure, that particular location must satisfy the FEMA standards. These are predetermined standards which require technical data as part of a permit process. Anecdotal evidence about the history of flooding on a particular piece of land is not adequate to meet those standards. Thus building a new structure within an area that is subject to the FEMA flood determination is extensively regulated. Currently the County is aware of about 21 residences that were built in flood prone areas prior to the NFIP or FEMA programs, and these properties are at considerable risk of damage.

Under Federal regulations, purchasing flood insurance within the County is only possible because the County maintains this system and follows the FEMA requirements for land uses. However, the requirement that a structure be insured is a business decision of anyone, such as a mortgagor, who holds an interest in the title to that structure or that land. According to SEMA, there is only one nationally established rate structure for such flood insurance.

FEMA is exploring creating a new study of the flood conditions of Cass County. In 2006, the County purchased an aerial photography system that is far more accurate than anything used in prior studies, and hopes to make this available to FEMA in any new mapping process. This should create much more accurate mapping of the borders of the flood prone areas. Such areas are referred to as vulnerable to "100 year floods." In reality, FEMA standards consider a parcel in such an area to have a 1% chance of having a flood reach that depth level, a *base flood elevation*, in any given year. Therefore such a flood could occur more often in calendar time than every hundred years.

As flooding is totally dependent upon the amount of rain that falls in the catchment area for a stream, its watershed, and on the nature of the ground cover, and character and size of the stream, the County also maintains ordinances which restrict construction along and on each side of streams. Damage to the stream, its banks, or the habitat area within 75 feet of any stream which flows water for 72 hours at any time of the year is very restricted in the interest of preventing flooding, and of preventing pollution of the stream by adjacent activities. This pollution protection is required of the County by both the Federal Clean Water Act and the State Clean Water Program.

Structures and Land Zoning Issues

What other structures besides houses are allowed in the County: Structures are considered as either a residence, or an accessory building on properties which are not involved with business uses. The residence is the primary Use, so other buildings such as garages are accessory to that Use. Properties that have commercial or industrial zoning have designations for the structures based on the land owner's uses.

Are mobile homes allowed: Beginning in 1978, the Dept. of Housing and Urban Design determined that the description of a mobile home was changed to either a Manufactured Home or a Modular Home. Each of these categories was required by Federal regulations to carry a certification of manufacturer, typically mounted as a plaque on the exterior of the residence. The County considers either type of home in the same way it considers a home built directly on the site. Contact the Codes Department regarding the permitting process for any of these residence types. Mobile homes manufactured prior to 1978 are not permitted to be installed as new residences on parcels because they do not comply with the Federal definitions.

What is the required minimum size for a house: For a single family residence the County sets a minimum limit of 1000 sf of floor plan living space, which does not include basements, porches or garages. The Zoning Order does restrict the nature of the construction, and this residential space may be located within a manufactured building. Contact the Codes Department to determine the building planning and construction requirements for residents.

What is required for buildings that are not houses: An Accessory Building is subordinate to the residence on a parcel. Customary accessory uses are typically garages, storage buildings, tennis courts, swimming pools, and animal housing.

An Accessory Farm Building has as a primary use the storage of farm materials, planting materials or harvested crops, equipment or livestock.

Requirements for building an accessory building are dependant on the zoning designation of the parcel, the acreage, and physical characteristics of the accessory building. They are required to be located according to the same setbacks as with residences, and the height of the sidewalls is generally limited to 14 feet in proximity to residential areas where the average building height is smaller.

All parcels, regardless of size must have a residence in place before an accessory building may be added.

May a metal building or a pole barn be a residence: A building of these construction types may be constructed or remodeled and used as a residence, provided there is a living area of 1000 sf and the building otherwise meets building code requires relation to such mixed uses. Contact the Building Code Department regarding necessary building permits for such uses.

What permits are required for storage buildings: Contact the Building Code Department regarding necessary building permits for buildings that are more than 400 sf in plan area, or which have electrical or water service to them. If located on parcels in excess of 40 acres, these accessory buildings may not be required to obtain a building permit, although good business practice and insurance requirements recommend that such buildings be built according to codes.

A site plan showing the location of an accessory building is required by the Zoning Department so that setback locations and flood plain issues may be evaluated.

What is the required permit for small storage buildings: An accessory building that is less than 400 sf, does not have power or water installed and is not attached to another structure requires only a permit issued by the Zoning Department for buildings of limited size.

Environmental Issues

Does the County have requirements to protect the environment that affect my land: In 1972, the Federal Clean Water Act was enacted. It has been revised numerous times since then, and Missouri has adopted a State version as well. The County is required to enforce many of the provisions within those two sets of laws. In particular, Article 7, the Flood Plain regulations and Article 8, Surface Water Management Plan of the Zoning Order regulations include regulations that are guided by the State and Federal rules, and attempt to protect the waters of the State from the effects of pollution.

The State has determined that water run off from land that goes into any stream, and ultimately the rivers within the State are to be protected from pollution. Pollution is considered to be both man-made materials and chemicals, as well as soil erosion. Therefore much of the regulations of the Articles is designed to reduce these effects in the rain water as it arrives and moves through water sheds. 95% of Cass County is drained by either the Grand river on the west, or Big Creek system on the east, both of which go into the Osage River, and ultimately the Missouri River east of Jefferson City.

Projects or land uses which disturb the existing surface, such as land clearing for construction purposes, are required to follow steps to minimize the effects. The natural environment, especially grasses and similar ground covers, act as both filters and retainers to prevent pollution by erosion. In addition, sources of specific pollutants are regulated, such that paved surfaces which may collect oil and other chemicals may also be restricted to designs that remove pollutants before that water is released into the general environment.

Does the County regulate the building of ponds and lakes: In general, any construction on a parcel of land is regulated as to locations, setbacks and other conditions which may affect other property owners or the public welfare. Certainly any such construction which occurs within the areas of the national flood plain is regulated. As a manmade body of water has a potential for damage downstream, and to some extent an effect upstream, the County is primarily interested in the construction project being approached in a planned and considerate way for these issues.

What are the requirements for wind towers: Wind Energy Conversion Systems (WECS) or wind towers, as a use of land, are allowed by issuance of a Special Use Permit. See the Information Guide regarding this Zoning Action. As these systems have an impact on adjacent property and the environment, the Permit process ensures a means of facilitating energy saving methods that is also in keeping with the environment and the public welfare. In granting a Permit, the County may impose conditions, safeguards and restrictions upon the premises as it considers necessary to reduce or minimize any potential injurious effect of such special uses.

WECS are considered as being either a private, single tower or a multiple tower business. Individual systems are erected on an owner-occupied parcel and limited to private use of the power generated, although excess power may be passed on the area power supply company. Under 35 feet in height, they require only a building permit. Following are some of the requirements for installing wind towers:

Private

The maximum tower height for a private tower is 150 feet. The tower must be located 600 feet from the nearest adjacent residential dwelling and be set back from the nearest property line or other accessory building a distance equal to the tower height plus 50 feet.

General

The tower structures must be designed by a structural engineer. The design requires a self-supporting monopole type towers painted a neutral color with minimal lighting as required by the Federal Aviation Agency. Communication and power utilities are installed underground in easements and access roads should be limited.

Environmental impact studies are required for multiple towers. Noise generated by the system must be less than 55 decibels at all times measured at the property line. All electromagnetic interference with microwave, television, radio, telecommunications or navigation is prohibited. Electricity generated requires an agreement with the local power generating company.

Land Uses Leading to Complaints

Who do I contact for a complaint or report a problem: The nature of the problem determines the most likely source for assistance in the issue. If the issue is occurring within a city, contact the city administration.

Listed below are some of the most frequent issues which cause friction between neighbors. Also listed are those resources that the County has found to have either the correct jurisdiction or the best response to the problem.

Note: To pursue criminal action issues, as defined by State and County regulations, against a person that is being reported as being involved in or the cause of a reported violation requires the party reporting the issue to be able to provide specific and detailed information about the reported problem, to identify themselves fully and that the reporting individual may be required to participate in a legal action.

Animals

Abandoned or unattended animals

Regulated by State Ordinance, contact animal control or mistreatment Division of Animal Health at (573) 751-5608

Dogs and Cats breeders and kennels are regulated by State Ordinance, contact the Animal Care Facilities Act Program (ACFA) Phone: (573) 751-3377 or www.mda.mo.gov/animals/ACFA/

Laws and Regulations, contact (573) 751-3377 or www.mda.mo.gov/animals/rules.php
Contact County Sheriff Dispatch, 380.8301, for feral domestic animals who appear rabid.

Abuse of animals

Regulated by State Ordinance, see above
Contact County Sheriff Dispatch, 380.8301.

Attacking or aggressive and dangerous animals

Regulated by State Ordinance, see above
Contact County Sheriff Dispatch, 380.8301.

Apparent buying, selling, breeding or boarding of domestic pet animals

Regulated by County Ordinance
Contact Zoning Department, 380-8134.

Excessive numbers of animals on residential properties

Regulated by State Ordinance, see above
Contact County Sheriff Dispatch, 380.8301, for domestic animals off property.

The County uses a recommendation of the University of Missouri Extension Center that 1200 lbs of grazing animals on a 2 acre parcel is the limit to prevent overgrazing. Overgrazing which leads to erosion may be a violation of the Missouri Clean Water Act. Contact the Zoning Department at 380.8134.

Noise from animals

Regulated by State Ordinance, see above
County noise ordinance
Contact County Sheriff Dispatch, 380.8301.

Buildings

Abandoned or in foreclosure

Contact any realtor managing the property in the case of properties in mortgage foreclosure
Contact Home Owner's Association if there is one.
Contact County Assessor, Real Estate branch, 380.8179, who may be able to provide a contact for the current ownership.
Contact County Sheriff Dispatch, 380.8301, to report criminal action and vandalism.

Building without a permit

Contact County Codes Department, 380.8134.

Buildings within a subdivision not in compliance with covenants and deed restrictions

Recorded property restrictions, such as in subdivisions, are civil issues and may be pursued through a civil court action. Such covenants are generally recorded with the County Recorder, 380.8118. In order to obtain copies, the property address and legal description will be required. Also contact the Homes Association.

Burning

Trash and brush

Regulated by Missouri Department of Natural Resources at www.dnr.mo.gov
Open burning www.dnr.mo.gov/pubs/pub2047.pdf
Inquiry/Question/Concern Form www.dnr.mo.gov/concern.htm
Construction and Demolition Waste Management, contact www.dnr.mo.gov/env/cdwaste.htm

Contact the local fire district
Contact Home Owner's Association if there is one.
Contact State Department of Natural Resources

Business Issues

Businesses operating without a license

Contact State if a State Permit for collection of sales tax is required and not posted.
Contact Zoning Department, 380.8134, for investigation of issued permits or conditions for that property.

Property Maintenance

Residence maintenance

Exterior building maintenance is not regulated by State or County ordinance.

Dangerous Buildings

Contact the County Building Codes Department at 816.380.8134 regarding buildings.

Property maintenance, mowing

Exterior yard or property maintenance or mowing are not regulated by State or County ordinance.

Road conditions

Road surface or ditch damage and maintenance

Contact the County Road and Bridge Department, 380.8360

Damage from road maintenance

Contact the County Road and Bridge Department, 380.8360

Dumped trash and equipment along roads

Regulated by State statute. Contact the Missouri State Highway Department at (573) 442-4718 or (888) 275-6636

Contact County Sheriff Dispatch, 380.8301, to report criminal action and vandalism.

Contact the County Road and Bridge Department, 380.8360

Vehicles

Abandoned

Regulated by State statute. Contact the Missouri State Highway Department at (573) 442-4718 or (888) 275-6636

Contact County Sheriff Dispatch, 380.8301.

Salvaging of auto parts

Regulated by State Ordinance, contact the Missouri Department of Revenue at www.dor.mo.gov

Salvage yards and businesses, contact Dept. of Revenue, 816-889-2930 or www.dor.mo.gov/cib

Information regarding tax and motor vehicle violations, contact 816-889-2930 or www.dor.mo.gov/cib www.dor.mo.gov/mvdl/motorv/complaints.htm

Contact County Sheriff Dispatch, 380.8301.

Contact Zoning Department, 380.8134.

Utility and recreational vehicles

Regulated by State Ordinance

Contact State

Contact County Sheriff Dispatch, 380.8301

Water and Environmental Issues

Apparent damage to streams and waterways

Contact Zoning Department, 380.8134

Also regulated by Missouri Department of Natural Resources at www.dnr.mo.gov Inquiry/Question/Concern Form www.dnr.mo.gov/concern.htm

Apparent pollution, foam, oil, floating trash in stream waters

Missouri Department of Natural Resources at www.dnr.mo.gov

Inquiry/Question/Concern Form www.dnr.mo.gov/concern.htm

The State Dept. of Conservation regulates dams over 30 feet in height. Contact

Leaking dams and lakes

Regulated by State Ordinance

Also regulated by Missouri Department of Natural Resources at www.dnr.mo.gov

Inquiry/Question/Concern Form www.dnr.mo.gov/concern.htm

Leaking septic systems

Contact County Environmental Health Department, 380.8134

Water intruding from adjacent property

Contact Zoning Department, 380.8134

Stormwater requirements for land disturbance, see www.dnr.mo.gov/pubs/pub2009.pdf

Missouri Department of Revenue www.dor.mo.gov

Illegal salvage yards and businesses 816-380-8134 www.dor.mo.gov/cib

Complaints and information regarding tax and motor vehicle violations 816-380-8376

www.dor.mo.gov/cib www.dor.mo.gov/mvdl/motorv/complaints.htm