

Greene County Planning & Zoning Division



What is Planning & Zoning?

Planning & Zoning are two separate functions that work together to shape and grow quality communities.

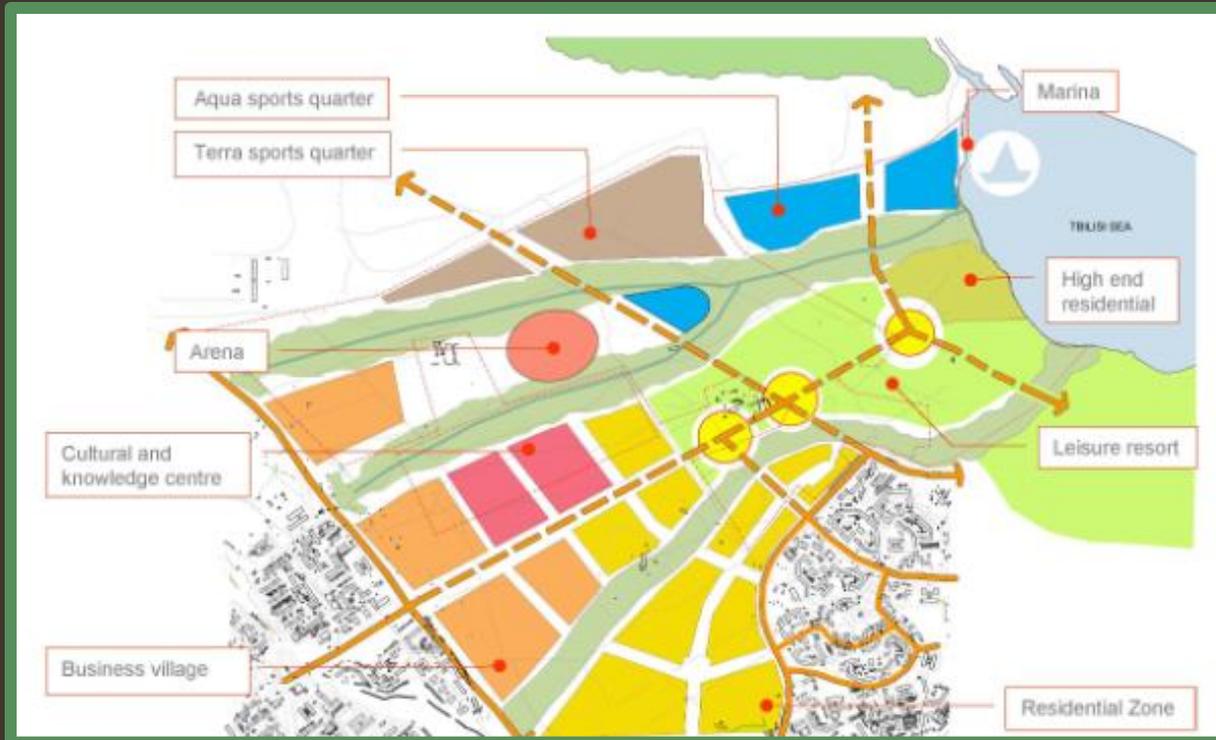
Planning

Collaborative process between planners, residents, community organizations, politicians, and others to establish a vision for a community or project.



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Zoning

The mechanism used to regulate how property can be used/developed.

Establishes “zones” and a set of regulations specific to each zone.

Including: Permitted uses, setbacks, height and bulk requirements, minimum open space, minimum parking spaces, etc....

Planning & Zoning in Greene County

August 4th, 1964 – Zoning was approved by the vote of the people (2:1).

December 1969 – Mobile Home Association filed a lawsuit against County zoning.

September 1971 – Judge ruled 1964 ballot language was not accurate, new election must be held within 120 days.

November 30th, 1971 – Zoning confirmed in Special Election.

January 1st, 1975 – Greene County becomes a First Class County.

February 15th, 1978 – Revised zoning regulations adopted.

August 8th, 1998 – RSMo 64.241 allows for adoption of Subdivision Regulations (tracts under 10 acres)

August 2nd, 1999 – Greene County adopts Subdivision Regulations.

Mayor Pledges City's Help

Zoning Wins Handily

Greene County's proposal for county zoning and planning, which required only a simple majority, nearly achieved a two to one majority in gaining approval in the Tuesday election.

Unofficial returns from all but one of the county's precincts — Walnut Grove township — showed 10,989 votes for the proposal and 5606 votes against.

Approval in the city wards ranged from three to one to bare passage, while the issue was soundly defeated in 17 wards outside the city.

The voters' approval authorizes county judges to set up a planning and zoning commission of 19 members—17 residents of townships outside the city, a county judge, and the county highway engineer—to

supervise preparation of a master plan.

City government will cooperate "in every way practical in the development and implementation of good county planning and zoning," Mayor E. L. Anderson said today.

The mayor said he is "very well satisfied" with the results of yesterday's election, at which county planning was approved by a substantial margin of voters, particularly in city precincts.

"For many months I've been an advocate of proper zoning and planning regulation for Greene County, and I so informed the county court early in 1963," Mayor Anderson said. "It is very desirable, in fact necessary if we want to see regulated development in the area beyond the limits of

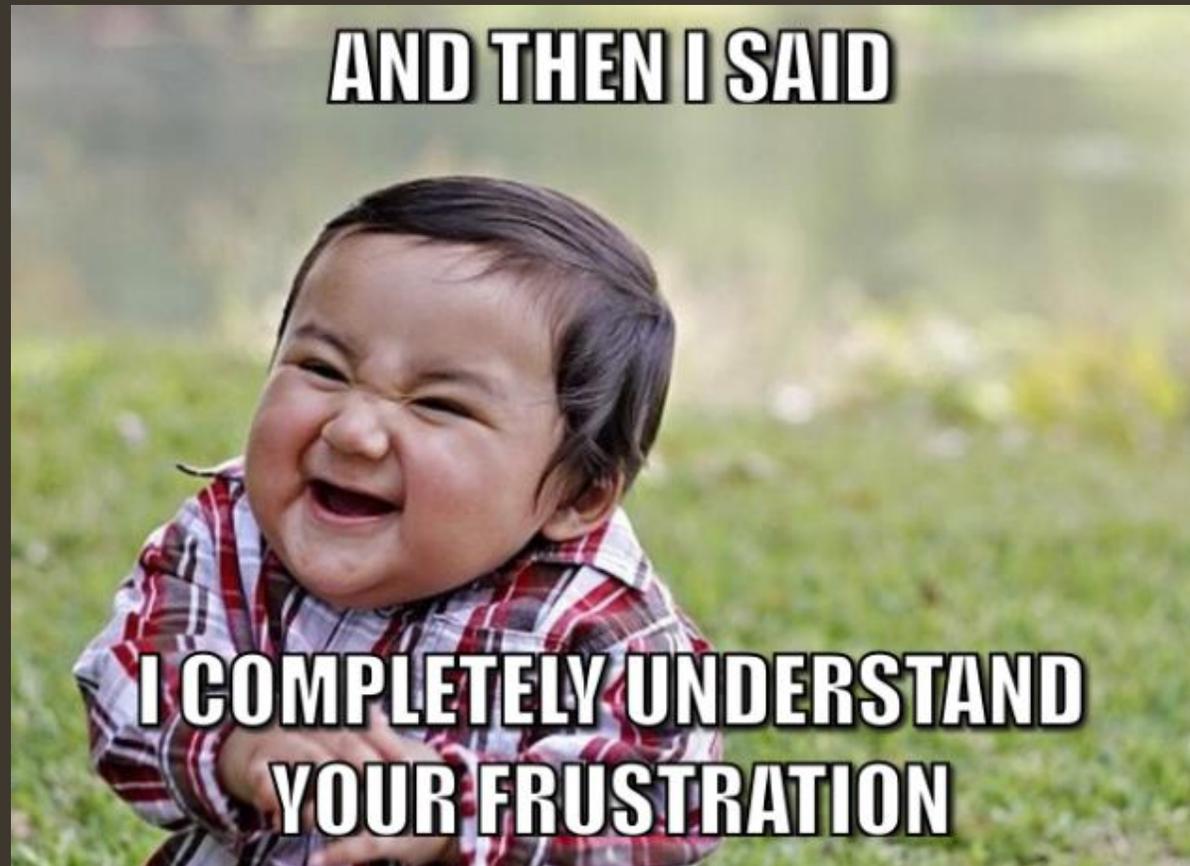
Springfield and other incorporated towns."

Noting that the major support for county planning came from the city, Mayor Anderson thought that the county court should recognize "what segment of the citizens are interested in good zoning."

"I hope that the court will now come up with some factual ideas and, setting aside partisan politics, will choose as members of the planning commission persons who are dedicated citizens, interested in proper development, and knowledgeable enough to select and pursue good policies," the mayor said. "I hope the commission members will recognize their responsibility to the citizens of Springfield and other incorporated areas of Greene County."

Aug 5, 1964 Springfield Leader and Press

Planning & Zoning Division – What do we do?



Planning & Zoning Division – What do we do?

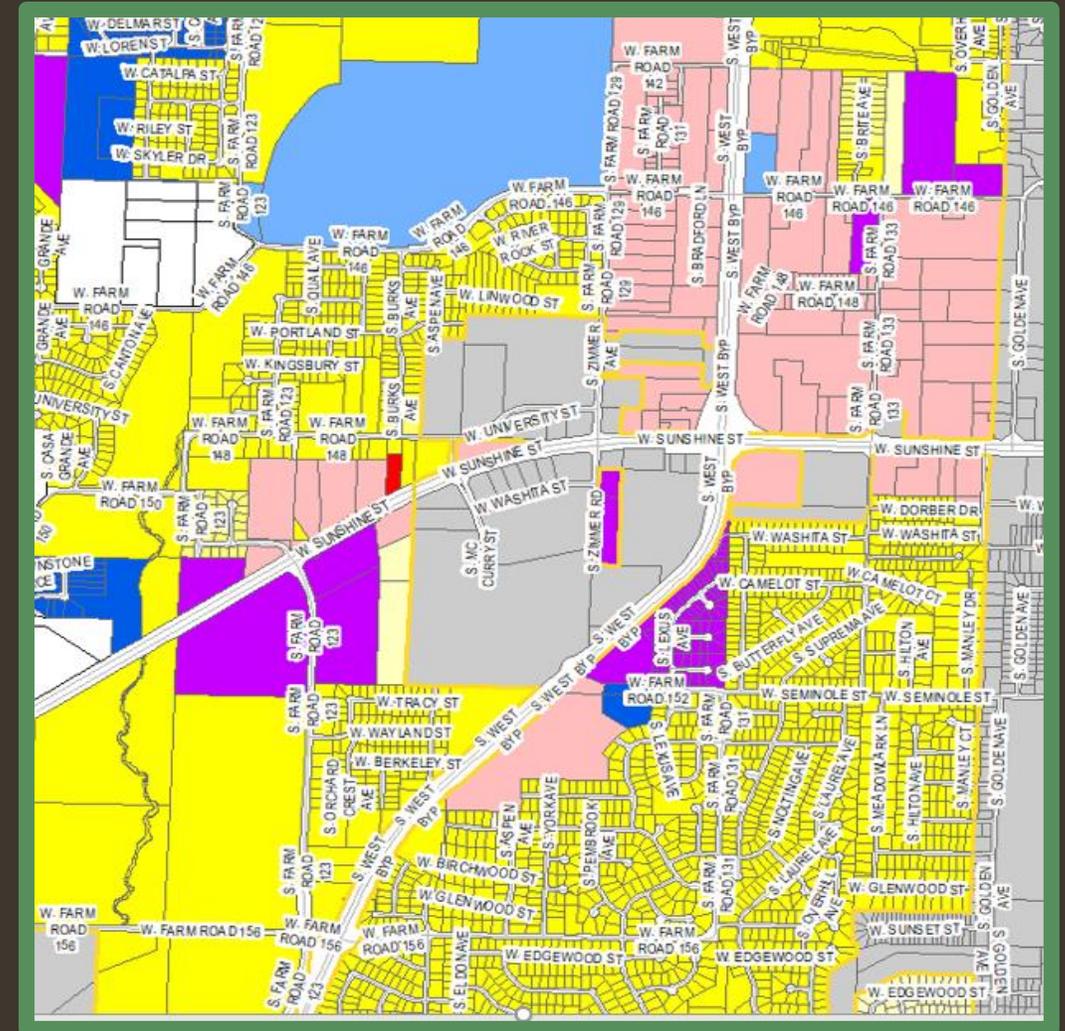
Enforce the County's adopted regulations by helping citizens and property owners accomplish their development goals.

- * Small scale and large scale projects.

- * All starts with zoning... 😊

Greene County Zoning Districts

- A-1 Agriculture District
- A-R Agricultural – Residence District
- RR-1 Rural Residence District
- MH-1 Manufactured Home Park or Sub District
- UR-1 Urban Residence District
- R-1 Suburban Residence District
- R-2 One and Two-Family Residence District
- R-3 Multi-Family Residence District
- R-4 Multi-Family Residence District
- O-1 Professional Office District
- O-2 General Office District
- C-1 Neighborhood Commercial District
- C-2 General Commercial District
- C-3 Rural Commercial District
- M-1 Light Manufacturing District
- M-2 General Manufacturing District
- PAD Plot Assignment District
- Conservation Development District



Greene County Zoning Districts

ARTICLE V. A-1 AGRICULTURE DISTRICT

A. Statement of Intent:

1. This district is intended to provide for agricultural and related uses in areas where non-farm residential development is not of a significant portion and is presently not anticipated.
2. It is the intent of this district to allow accessory residential dwellings to the extent required for the safe and proper operation of a principal permitted use.
 - a. Single-Family Detached Dwelling
 - 1) In the A-1 District, to create tracts of less than ten (10) acres requires an administrative subdivision. No more than two (2) tracts less than ten (10) acres may be created, and the remaining tract must have a minimum of ten (10) acres.
 - 2) All legal parcels of ground created prior to this Regulation will be considered legal tracts of ground for permits and transfer of title. (August 6, 2001)

Section 1. Principal Permitted Uses

- A. Agriculture, including any customary agricultural building and structure, orchards, the harvesting of wild crops, berries, tree fruits and seeds, grazing, nursery, and greenhouses; provided that any greenhouse heating plants, or building or enclosure in which farm animals are kept, shall comply with the distance requirements of one hundred (100) feet from any R District. Cultivation of Medical Marijuana shall not be considered a permitted agricultural use.
- B. Single-family detached dwelling.
- C. Private non-commercial recreational areas, uses, and facilities including country clubs, swimming pools, forests, and wildlife preserves.
- D. Public utilities, essential services, and other uses in accordance with Article IV, Section 30.
- E. Private stables and dairies; provided that any building or enclosure in which fowl or animals are kept shall comply with the distance requirements of one hundred (100) feet from any R District.

remain primarily agricultural in nature.

Section 4. Area Requirements

- A. All tracts of property shall have a minimum road frontage of two hundred (200) feet.
- B. Lots that have no road frontage shall have a minimum dimension of two hundred (200) feet.
- C. Odd-shaped tracts will be approved on a case by case basis by the Greene County Resource Management Department.

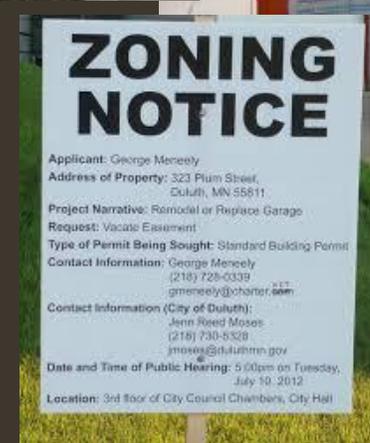
SIDE YARD WIDTHS

	Lot Area*	Minimum Frontage	Front Yard Depth	One Side Yard	Both Side Yards	Rear Yard Depth
Lot area customarily agricultural uses, as specified in Article V	5 acres	-	50 ft.	50 ft.	100 ft.	50 ft.
Single-family dwellings and accessory buildings	5 acres	200 ft.	50 ft.	25 ft.	50 ft.	50 ft.
Recreational facilities hospitals	5 acres	-	100 ft.	75 ft.	150 ft.	100 ft.

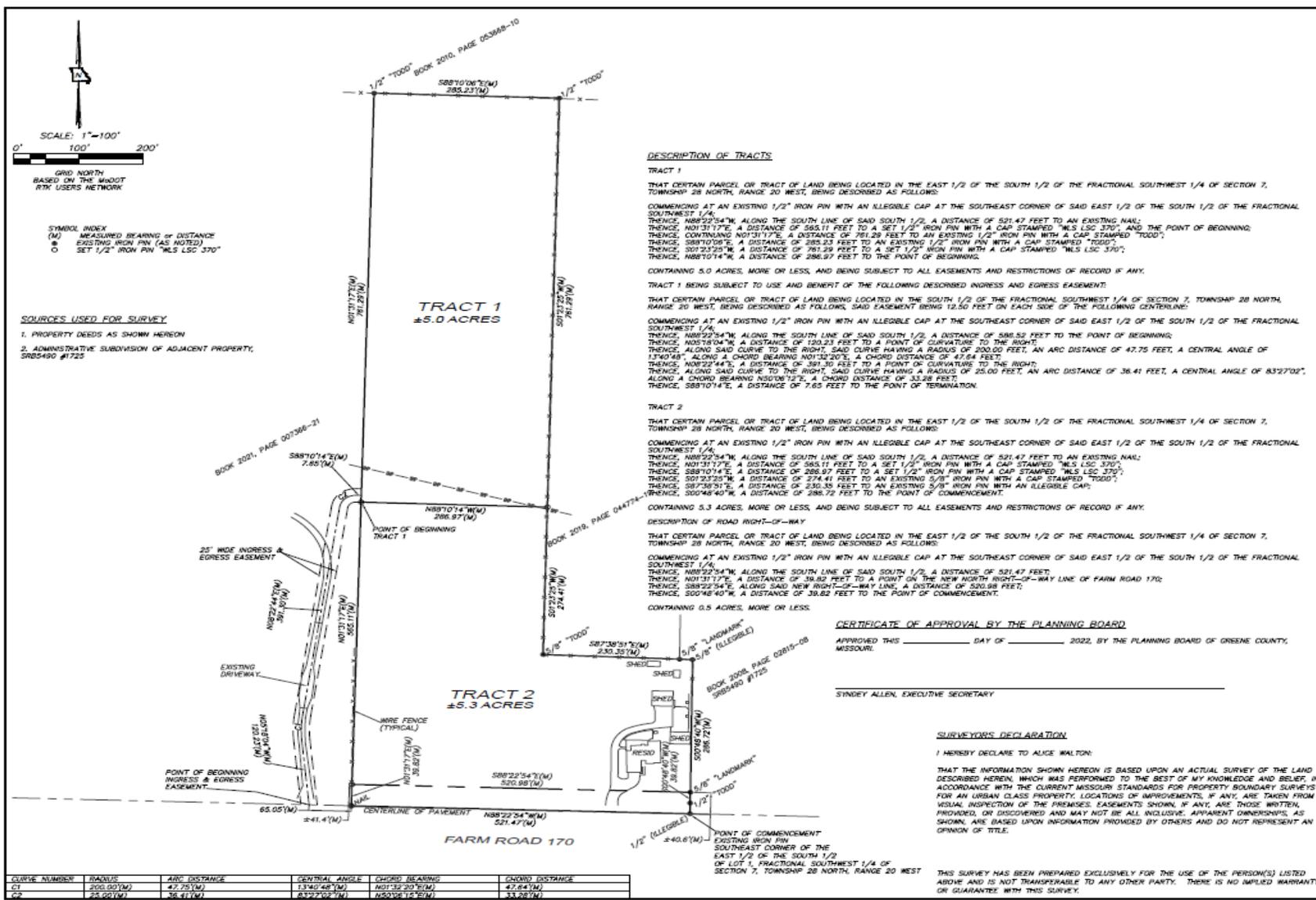
*Tract may include road rights-of-way.

Zoning Changes/ Rezone

- Application is submitted to Planning & Zoning office.
- Notice of application and hearing dates sent to surrounding property owners.
- Notice posted on subject property.
- Greene County Planning Board Public Hearing
- Greene County Commission Public Hearing



Administrative Subdivisions



WHITE LAND SURVEYING, LLC
222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.732.2025
EMAIL: info@whitelandsurvey.com
www.whitelandsurvey.com

SURVEY DATE: 10.21.2022
DWG DATE: 10.27.2022
DRAWN BY: MW
S/T/R: 07/28/20
PROJECT No.: 2022-153

ADMINISTRATIVE SUBDIVISION
PREPARED FOR
ALICE WALTON
PROJECT LOCATION: 6091 E FARM ROAD 170
ROGERSVILLE, GREENE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2468
WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003000370



10/27/2022
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Code Enforcement



Planning Projects

- East Highway 60 Corridor Study – Future land use
- Amendments to Subdivision Regulations
- Amend Zoning Regulations
- Update Comprehensive Plan and Future Land Use Plan

Planning & Zoning Division Staff

Sydney Allen

Dave Manary

Thomas Hughes

Amber Ryan

Mikka Painter

Jennifer Smith

Jake Jones



3rd Floor – Historic Courthouse

Core Values



Compassion
Exceptional Customer Service
Preservation in Growth
Transparency
Stewardship

Mission Statement



The Planning & Zoning Division is committed to protecting the welfare of our citizens through the responsible development of Greene County.

