



Christian County Planning & Development Department Staff Report

Proposed Amendments to the Christian County Zoning Regulations and Subdivision Regulations

HEARING DATE: January 9, 2020

ENCLOSURES:

Draft Amended Article 3 of the Zoning Regulations

The purpose of the proposed amendments to the Zoning Regulations is to add clarity and detail with regard to how our regulations address overlay districts. This includes:

- Better defining an overlay district
- Delineating the process of adopting an overlay district
- Description of specific overlay districts

The Planning and Zoning Commission has already approved related amendments to the Subdivision Regulations which are similarly intended to add clarity and specificity to improve both staff's and the Board's ability to implement the requirements which may be associated with development occurring in an overlay district. In turn, this will aid the Board and staff in making logical decisions which are understandable to the public.

The proposed amended version of this Article contains areas where verbiage is to be removed, identified by strikethrough and other areas where verbiage is added and highlighted in yellow. Staff has only included the Section of the Article where changes are proposed.

CHRISTIAN COUNTY ZONING REGULATIONS

Article 3 – Districts and District Boundaries

In its present state, Section 9 of this Article mentions that there is a Floodplain Overlay district but provides no context of what an overlay is or how they work. The proposed amendment provides currently missing information on the topic.

The amendment maintains a basic updated description for the Floodplain Overlay and also adds a reference and description of the Urban Service Area district and the same for Transportation Overlay districts.

Transportation Overlay Districts are not currently listed in Section 1 of this Article but staff feels they should be. We have operated for several years incorporating the requirements of the OTO Major Thoroughfare Plan (MTP) in our land use decisions as the County has agreed to do so.

Requested Action: The Planning and Zoning Commission is recommending that the County Commission vote to amend Article 3 of the Zoning Regulations as presented and to formally adopt the areas covered in the MTP as an overlay.

Todd M. Wiesehan,
Executive Secretary
Christian County Planning and Zoning Commission



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HEARING DATE: January 7, 2020

ENCLOSURES:

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Todd M. Wiesehan,
Executive Secretary
Christian County Planning and Zoning Commission

Exhibit "A"

ARTICLE 3. DISTRICTS and DISTRICT BOUNDARIES

Section 1. Districts

For the purposes of the Regulations, the unincorporated area of Christian County, Missouri is hereby divided into the following categories of zoning and overlay districts:

AGRICULTURE DISTRICTS

- A-1 Agriculture District
- A-R Agriculture Residential District

RESIDENTIAL DISTRICTS

- RR-1 Rural Residence District
- MH-1 Manufactured Home (Mobile Home) Park or Subdivision 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
- CD Conservation Development District

OFFICE DISTRICTS

- O-1 Professional Office District
- O-2 General Office District

COMMERCIAL DISTRICTS

- C-1 Neighborhood Commercial District
- C-2 General Commercial District

MANUFACTURING DISTRICTS

- M-1 Light Manufacturing or Industrial District
- M-2 General Manufacturing or Industrial District

OVERLAY DISTRICTS

- USA Urban Service Areas Overlay District
- F-1 Floodplain Overlay District
- T-1 Major Thoroughfare Plan – Roads
- T-2 Major Thoroughfare Plan – Bicycle and Pedestrian

PLANNED UNIT DEVELOPMENT

- PUD Planned Unit Development

Section 9. Overlay Districts

The County may adopt overlay districts, including but not limited to overlay districts for purposes of hazard mitigation, land use planning and transportation improvements. If adopted, overlay districts shall be shown on a separate overlay district map which is referenced in this zoning ordinance and the Christian County Subdivision Regulations. The procedure for adopting or amending an overlay district boundary shall be the same as for amending the official zoning map, as specified in Article 49 of this ordinance.

A. Floodplain Overlay District F-1

The Floodplain Overlay District shall encompass those areas identified on the Flood Insurance Rate Maps (FIRM) in effect for Christian County as numbered and unnumbered A zones. Please refer to the Floodplain Management Article of the Stormwater and Erosion Control Regulations for Christian County.

B. Urban Service Area (USA) Overlay District

The intent of the Urban Service Areas Overlay District is designating, maintaining, and enhancing areas for urban development in a thoughtful and deliberate way involving coordinated land use, transportation, and natural resource planning between City and County governmental entities. This district is further explained in Article 47 of this ordinance.

C. Transportation Overlay Districts T-1 and T-2

Transportation Overlay Districts recognize the existing and future needs to enhance and expand the transportation network in Christian County. To do so, preservation of right-of-way in these areas is required. The County is a member of the Ozarks Transportation Organization and has adopted those portions of the OTO Major Thoroughfare Plan and Bicycle and Pedestrian Plan which lay within the County's boundaries. Transportation Overlay Districts shall encompass those areas identified on the effective OTO MTP and be subject to the standards contained therein.

**ORDER of the
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI**

DATE: January 9, 2020

**SUBJECT: Adoption of Amendments to the Zoning Regulations for Christian County,
Missouri**

WHEREAS, Christian County, Missouri desires to coordinate physical development in accordance with its present and future needs; so as to conserve the natural resources of the County, to ensure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants; and

WHEREAS, the Planning and Zoning Commission has held public hearings in order to obtain public input concerning amendments to the Zoning Regulations for Christian County, Missouri, in accordance with the requirements of Section 64.231 and 64.271 of the Missouri Revised Statutes; and

WHEREAS, the Christian County Planning and Zoning Commission has recommended the amendments to the Zoning Regulations for Christian County, Missouri; and

NOW, THEREFORE, on this 9th day of January, 2020, at a duly called meeting of the Christian County Commission, having received the report and recommendation of the Planning and Zoning Commission and, after public notice, and in open session, upon motion made by Commissioner Bilyeu, seconded by Commissioner Robertson, and concurred by Presiding Commissioner Phillips, the Christian County Commission did vote unanimously to amend the Zoning Regulations for Christian County, Missouri, pursuant to the provisions of Chapter 64.211 through 64.295 of the Revised Statutes of Missouri.

IT IS HEREBY ORDERED that Article 3 – Districts and District Boundaries is hereby adopted and entered, a copy of which is attached hereto as "Exhibit A" and incorporated herein by this reference. A copy of the Amended ARTICLE 3 of the Christian County Zoning Regulations shall be on file in their entirety at the Christian County Planning and Development Office.

IT IS FURTHER ORDERED that the amendments to the Zoning Regulations for Christian County, Missouri shall become effective on the 13th day of January, 2020, and a copy of this Order shall be filed in the office of the County Clerk before 5:00 p.m. this date.

Done this 9th day of January, 2020, at 10:30 a.m.

CHRISTIAN COUNTY COMMISSION



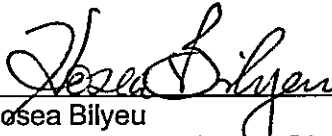
Ralph Phillips
Presiding Commissioner

Yes
Dated: 1/9/2020



Mike Robertson
Commissioner, Eastern District

Yes
Dated: 01-09-2020



Hosea Bilyeu
Commissioner, Western District

Yes
Dated: 01-09-2020

ATTEST:



Kay Brown
County Clerk

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Exhibit "A"

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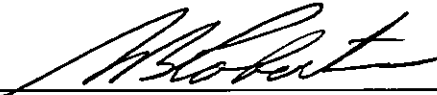
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