

ARTICLE I. GENERAL PROVISIONS

Section I. Title

These regulations shall hereafter be known, cited and referred to as the "Subdivision Regulations" of Greene County, Missouri.

Section 2. Authority

By authority of the resolution of the County Planning Board, (hereinafter referred to as "Planning Board") adopted pursuant to the powers and jurisdictions vested through Sections 64.231 thru 64.245, Chapter 64, Revised Statutes of Missouri, and other applicable laws, statutes, orders and regulations of the State of Missouri and County of Greene, the Planning Board does hereby exercise the power and authority to review, approve and disapprove plats for subdividing land within the unincorporated areas of the County which show lots, blocks or sites with or without new streets or highways. By the same authority, the Planning Board does hereby exercise the power and authority to pass and approve the development of platted subdivisions of land already recorded in the office of the County Recorder of Deeds if such plats are entirely or partially undeveloped.

The plat shall be considered to be entirely or partially undeveloped if:

- (1) said plat has been recorded with the County Recorder of Deed's office without prior approval by the Planning Board, or
- (2) said plat has been approved by the Planning Board where the approval has been granted more than three (3) years prior to any application for a building permit, on the partially or entirely undeveloped land, and
- (3) zoning regulations, either bulk or use, for the district in which the subdivision is located, have been changed subsequent to the original final subdivision approval.

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Section 3. Policy and Purposes

It is hereby declared to be the policy of the County to consider the subdivision of land and the subsequent development of the subdivided plat as subject to the control of the County pursuant to the official Comprehensive Plan of the County for the orderly, planned, efficient, physical and economical development of the County. The existing and proposed public improvements shall conform to and be properly related to the proposals shown in the Comprehensive Plan, the capital budget and program of the County, and it is intended that these regulations shall supplement and facilitate the enforcement of the provisions and standards contained in building and housing codes, Zoning Regulations and Orders, Comprehensive Plan, capital budget and program of the County.

These regulations are adopted for the following purposes:

- (1) To protect and provide for the public health, safety and general welfare of the County.
- (2) To guide the future growth and development of the County in accordance with the Comprehensive Plan that represents the most beneficial use of private and public areas of the County, considering the suitability of such areas and having regard for the use of land and building development.
- (3) To provide for adequate light, air and privacy; to secure safety from fire, flood and other danger, to prevent overcrowding of the land and undue congestion of population.
- (4) To protect the character and the social and economic stability of all parts of the County, especially the unincorporated areas thereof, and to encourage the orderly and beneficial development of all parts of the County.
- (5) To protect and conserve the value of land throughout the County and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings.
- (6) To provide a guide to public policy and action in facilitating adequate provision for transportation, water, sewerage, schools, parks, playgrounds, recreation and other public requirements and in the efficient provision of public facilities and services and for private enterprise in building development, investment and other economic activity relating to uses of land and buildings throughout the County.
- (7) To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the County, having particular regard to the avoidance of congestion in the streets and highways and the pedestrian traffic movements appropriate to the various uses of land and buildings throughout the County, and to provide for the proper location and width of streets and building lines.

- 1 (8) To establish reasonable standards of design and procedures for
2 subdivisions and resubdivisions; to further the orderly layout and use of
3 land and to insure proper legal descriptions and proper monumenting of
4 subdivided land.
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6 (9) To limit development to an amount equal to the availability and capacity of
7 public facilities and services.
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9 (10) To prevent the pollution of air, streams and ponds; to assure the
10 adequacy of drainage facilities; to safeguard the water table; to encourage
11 the wise use and management of natural resources throughout the
12 County in order to preserve the integrity, stability, and beauty of the
13 community and the value of the land.
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15 (11) To preserve the natural beauty and topography of the County and to
16 insure appropriate development with regard to these natural features.
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18 (12) To provide for open spaces through the most efficient design and layout
19 of the land including the use of average density in providing for minimum
20 width and area of lots while preserving the density.
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22 **Section 4. Enactment**

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24 In order that land may be subdivided in accordance with these purposes and
25 policy, these subdivision regulations are hereby adopted.
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Section 5. Jurisdiction

A. These subdivision regulations shall apply to all subdivision of land, located within the unincorporated areas of the County, which includes:

- (1) Any land, vacant or improved, which is divided or proposed to be divided into two (2) or more tracts, lots, parcels, sites, units, plots or interests, any of which contains less than ten (10) acres, for the purpose of offer, sale, lease, or development, upon any and all plans, terms and conditions, including resubdivision.
- (2) The division or development of residential and non-residential zoned land into two (2) or more tracts which contain less than ten (10) acres, whether by deed, metes and bounds description, map, plat or other recorded instrument.
- (3) The dedication of any public street.

B. Exemptions

The following divisions of land are exempt from these regulations:

- (1) Transfers of authority of circuit court.
- (2) Transfers by testamentary instrument.
- (3) Voluntary partition of property acquired by inheritance, whether testate or intestate.
- (4) Transfers of remainders resulting from the exercise of eminent domain or threat thereof.
- (5) Transfers to cemeteries.

C. No land shall be subdivided within the unincorporated area of the County until the subdivider or his agent shall have submitted a plat of the parcel to the Planning Board through its Executive Secretary, i.e., Planning Director as designated by the County Commission, and obtained approval of the preliminary plat by the Planning Board and until the approved plat is recorded in office of the County Recorder of Deeds. No building permit or certificate of occupancy shall be issued for any parcel or plot of land which was created by subdivision after the effective date of, and not in conformity with, the provisions of these subdivision regulations except Administrative Subdivisions of three (3) lots or less or replats may be approved administratively by the Executive Secretary, and no excavation of land or construction of any public or private improvements shall take place or be commenced except in conformity with the regulations.