



To: Applicants for A-R Zoning

Please read this information carefully. It can directly affect how you can divide your property and how much it will cost.

Though the minimum lot sizes are listed in the A-R and RR-1 District, it is often not possible to divide all of the property into minimum lot size. This may be due to topography, soil conditions, and the presence of sinkholes, drainageways, or floodplains, or other factors. It is important in planning the possible subdivision of your property that you are aware of requirements for on-site wastewater systems, and restrictions which apply in sinkhole areas, and floodplain areas.

ON-SITE WASTEWATER SYSTEMS

Because of the relatively small lot sizes allowed in the A-R and RR-1 Districts, the County requires confirmation that there is a suitable site on each lot for a soil absorption system and a replacement area for wastewater treatment and disposal **before** the property is subdivided. A *site evaluation* must be completed by a *qualified soil scientist* for each proposed lot. This involves digging a soil pit on each lot. A list of qualified soil scientists is available from the Resource Management Office.

If the proposed lots are created by an administrative subdivision (three lots or less), the site evaluation must be approved **before** the administrative subdivision can be approved. If you are subdividing more than three lots, you will be going through the platting process. In this case, the site evaluations must be approved **before** the preliminary plat can be approved.

WELLS

In the A-R and RR-1 Districts you are required to demonstrate that the minimum number of wells which are practical to serve the proposed lots will be drilled. The County requires groups of 8 lots to be served with a multi-family well. Exceptions are made only when this is not feasible, due to topography, sinkholes or other environmental conditions, or clearing of mature forest. A shared well agreement must be approved and recorded at the time the final plat is filed. The agreement must contain the following provisions:

1. Each lot owner shall have a proportionate right of the use of the well.
2. Allocation of expenses for maintenance and operation of the well including utility expenses.
3. Each lot owner shall have a non-exclusive easement over the party's property on which the well is located for access to the well for use and maintenance.

SINKHOLES

When sinkholes are present on the property, the requirements of Article IV, Section 28 of the Zoning Regulations, and Chapter 3, Table 1 of the Regulations and Standards for On-site Wastewater Systems must be met. This means the following requirements will apply:

1. A map showing the proposed lot lines and sinkhole limits must be submitted. The regulatory limit of the sinkhole is defined by the elevation of the low point of the sinkhole rim. (A sinkhole evaluation by a Registered Geologist may be required).
2. In the case of large sinkholes, you may elect to have a qualified professional engineer or geologist determine the limits of the sinkhole flooding area. This information must be submitted in report form to the County Stormwater Engineer for review and approval.
3. On-site Wastewater Systems must be set back 100 feet from the sinkhole rim or flooding area. This setback line must be shown on the map and labeled "100' setback for on-site wastewater systems".
4. Buildings (of any type) must be setback 25 feet from the sinkhole rim or flooding area. This setback line must be shown on the map and labeled "25' building setback".

FLOODPLAINS

Staff planners will note if the property you are subdividing has a regulatory floodplain on it and assist you in determining the build able area outside the floodplain. Where questions arise as to the floodplain limits, the planners will request an interpretation from the Stormwater Engineer. If the floodplain is not mapped accurately and you wish to have the floodplain limits revised, there is a procedure which must be followed in order to request approval for the change from the Federal Emergency Management Agency (FEMA). Changes in floodplain maps can only be approved by FEMA. Please contact the County Stormwater Engineer for the necessary forms.

If you wish to build an access drive across a regulatory floodplain, you are required to obtain a Floodplain Development Permit.

Please note that no filling can be done in the floodplain, without engineering computations and design being approved in advance. The fee for a floodplain development permit is \$250.00.

DRIVEWAY CULVERTS

You must contact the Greene County Highway Department at 417-831-3591 regarding your driveway entrance and culvert. An inspector from the Highway Department will inspect the site and advise you of the size of culvert required.

The foregoing summary is provided to assist you. It is a summary only. It does not relieve you of the responsibility to comply with all applicable regulations.