

## **ARTICLE II. DISTRICTS AND BOUNDARIES THEREOF**

### **Section 1.**

For the purposes of the Regulations, the unincorporated territory of Greene County, Missouri, is hereby divided into the following categories of zoning districts:

A-1	Agriculture District
A-R	Agriculture-Residence District
RR-1	Rural Residence District
CD	Conservation Development 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
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 or Industrial District
M-2	General Manufacturing or Industrial District
PAD	Plot Assignment District

### **Section 2.**

The boundaries of these districts are hereby established as shown on the Zoning Map or Maps of the unincorporated territory of Greene County, Missouri, which are hereby made a part of the Regulations. The said Zoning Map or Maps and all notations, references and other matters shown thereon, shall be and are hereby made part of the Regulations. Said Zoning Map or Maps, properly attested, shall be and shall remain on file in the office of the Clerk of the County Commission and the Recorder of Deeds, in the office of the County Planning Board, Greene County, Missouri.

### **Section 3.**

Except where referenced on said map to a street line or other designated line by dimensions shown on said map or maps, the district boundary lines are intended to follow property lines, lot lines, or the centerlines of streets or alleys as they existed at the time of the adoption of the Regulations; but where a district line obviously does not coincide with the property lines, lot lines, or such centerlines or where it is not designated by dimensions, it shall be deemed to be one hundred twenty (120) feet back from the nearest street line in case it is drawn parallel with a street line, or its location shall be determined by scaling in other cases.

### **Section 4.**

Where a district boundary line as established in this Section or as shown on the Zoning Map or Maps divides a lot which was in a single ownership and on record at the time of enactment of the Regulations, the use authorized thereon and the other district requirements applying to the least restricted portion of such lot under the Regulations shall be considered as extending to the entire lot, provided the more restricted portion of such lot is entirely within fifty (50) feet of said dividing district boundary lines. The use so extended shall be deemed to be conforming.

### **Section 5.**

Questions concerning the exact location of district boundary lines shall be determined by the Board (of Zoning Adjustment).

**Section 6.**

Whenever any street or public way is vacated by official action as provided by law, the zoning districts adjoining the side of such public way shall be automatically extended, depending on the side or sides to which such lands revert, to include the right-of-way of the public way thus vacated, which shall thenceforth be subject to all regulations of the extended district or districts.

**Section 7.**

In every case where territory has not been specifically included within a district, or where territory becomes a part of the unincorporated area of Greene County by the disincorporation of any village, town, city, or portion thereof, such territory shall automatically be classified as an A-1, Agriculture District, until otherwise classified.