

The ZONING REGULATIONS OF GREENE COUNTY, MISSOURI were first adopted on December 26, 1978. Various amendments have been made to the original regulations in the ensuing years. Those amendments to the original are listed in the order that they were adopted:

AMENDMENTS - MAY 26, 1978

1. Page 17, Add "Plot Assignment District" (Under F-1 Floodplain District).
2. Page 66, Section 1(b) should read "Article XV"
3. Page 67, Section 1(3e): "Article XVI"  
Page 67, Section 3(a): "Article XX"
4. Page 68, Section 4(a): "Article XVI"  
Page 68, Section 5(a): "Article XVI"
5. Page 71, Section 2(d): "Article XX"
6. Page 73, Section 3(c): "Article XX"
7. Page 74, Section 2(b): "Article XX"
8. Page 81, "Article XIX"
9. Page 84, "Article XX"
10. Page 87, Section 10(a): "Article XVI"
11. Page 91, "Article XXI"
12. Page 94, "Article XXII. Validity"
13. Page 94, "Article XXIII. When Effective"
14. Page ii and iii: (Table of Contents, Articles & Page Numbers)

AMENDMENTS - OCTOBER 13, 1981

Change C-1, Office Commercial District to read: "O-1, Office Commercial District."

Change the C-2, C-3, and C-4 classifications to C-1, C-2, and C-3 classifications.

**Article I**, Section 3:

Add the following paragraphs:

(26) PAD shall mean any Plot Assignment District;

(27) PAD

**Article II**, Section 1:

Change the Zoning district classifications C-1, C-2, C-3, and C-4, should read O-1, C-1, C-2, and C-3, respectively.

**Article IV**, Section 21:

Change this section to read as follows: "Section 21. Stationary Vehicles"

**Article V**, Agriculture District:

Section 1, change paragraphs "c." and "d." to read "d." and "e."

Section 2, change paragraph "e." to read "f."

**Article VIII**, Section 4:

Change the minimum lot frontage for cluster developments and townhouses 5,000 square feet per dwelling unit from 50 feet each unit to 40 feet each unit.

**Article IX**, Section 4:

Change the minimum lot frontage for condominiums 4,500 square feet per dwelling unit from 50 feet each unit to 40 feet each unit.

**Article XI**:

Change the title from C-1, Office Commercial District to O-1, Office Commercial District.

**Article XII**:

Change the title from C-2, Neighborhood Commercial District to C-1, Neighborhood Commercial District.

**Article XIII**:

Change the title from C-3, General Commercial District to C-2, General Commercial District.

**Article XIV**:

Change the title from C-4, Planned Shopping District to C-3, Planned Shopping District.

**Article XVIII**, Section 4:

Add the following subparagraph:

- "5. After the final PA District design has been approved by the County Court, and in the course of carrying out this plan, if the proponents deviate from the approved final PA District design without proper authority, the projects development shall be curtailed and referred to the Greene County Planning Commission for subsequent review."

AMENDMENTS - MARCH 28, 1983

Add the following definitions to **Article I**:

"(86) R District - any approved residential district

"(87) Regulations - the Zoning Regulations of Greene County, Missouri"

Through (16) - Renumber definitions as appropriate.

**Article IV**, Section 5:

Add revised section as reflected in Attachment A. Add new Section 22 to read as follows: "Section 22. Mobile Homes in R Districts"

**Article V**, Section 4:

Change "Article 8" to read "Article 5."

**Article XIII**, Section 1:

Add the following principal permitted use:

"J. Mobile Home Parks or Mobile Home Subdivisions subject to all applicable provisions contained in the Regulations."

Section 6: Add area requirements for Mobile Homes.

**Article XXI**: Add new Section 5.

Add new **Article XXIV**. Common Open Space and Common Improvement Regulations.

AMENDMENTS - MAY 23, 1983

Add new **Article XVII**. Flood Plain Management.

AMENDMENTS - SEPTEMBER 3, 1985

1. **Article VI**: Add Agriculture Conservancy District.
2. **Article IX**, Section 4: Delete reference to condominium.
3. **Article V**, Section 3(O): Delete.
4. **Article XII**, Section 1(a): Add Day Care Center.
5. **Article IV**, Section 19(D): Add provisions for Planned Unit Development requirements.
6. **Article VI**, Section 5(A): Add Lot frontage 150 feet.
7. **Article XIII**, Section 6: Add Rear Yard Depth 10 feet.
8. **Article XVIII**: Add provisions for Plot Assignment District requirements.

AMENDMENT - JULY 7, 1986

1. Amend **Articles VIII, IX, X, and XI** to establish minimum required side yards for all residential structures at six (6) feet, and amend same articles to establish minimum required rear yards for all residential structures at twenty-five (25) feet.

AMENDMENTS - AUGUST 4, 1986

1. **Article VI**. A-2, Agriculture Conservancy District:  
Change A-2, Agriculture Conservancy District to read A-R, Agriculture Residence District.
2. **Article VIII**. R-1, Suburban Residence District, Section 4:  
Add Single Family Dwelling without live sewer and public water - to be regulated as an A-R District.
1. **Article IV**. Special Provisions:  
Add Section 24, Household pets, animals and fowl.
4. **Article V**. A-1, Agriculture District:  
Delete "Kennels" from Section 1(F) and add to Section 3(O).
5. Delete **Article VII**. RR-1, Restricted Residential District:
6. **Article XXII**. District Changes and Regulation Amendments, Section 2:  
Change subsection (B) to exclude petitions initiated by Planning Commission.  
Change subsection (C) to exclude petitions initiated by Planning Commission.

AMENDMENT - APRIL 6, 1987

Amend **Article XVII**. Flood Plain Management Ordinance.

AMENDMENTS - JULY 6, 1987

1. **Article IV**. Special Provisions, Section 2(D): Number of Parking Spaces Required.
2. **Article IV**, Section 2(E): Development and Maintenance of Parking Areas.
3. **Article IV**, Section 5: Travel Trailer Parks, Mobile Home Parks, Motels, Subsection (2) and (3).
4. **Article IV**, Section 14: Conditional Uses.

5. **Article IV**, Section 22: Amend heading to read "Mobile Home" and add paragraph.
6. **Article IV**:  
Add Section 25 Surface Water Runoff.
  - (1) Storm Water Detention
  - (2) Obstruction of Water Courses Prohibited
7. **Article I**. Title, Intent, Definitions, Section 3 Definitions: Insert "Watercourse" and definition.
8. **Article V**. A-1, Agriculture District, Principal Permitted Uses:  
Amend Section (B) to read "4.75 acres" rather than "ten acres."  
Delete Subsection (C).  
Add Section 4: Area Requirements.  
Delete Lot Frontage Requirement from same Section.
9. **Article VIII**. R-1, Suburban Residence District:  
Amend statement of intent by inserting word "public" between words "by" and "sewage".  
Delete phrase "approved by the County Health Department."  
Amend "Lot Area" provisions to read: Single-family dwelling with public sewer and public water.
10. **Article XIII**. C-1, Neighborhood Commercial District, Section 4 Conditional Uses Requiring Board of Zoning Adjustment Authorization: Delete this Section and renumber remaining sections accordingly.
11. **Article XXI**. Board of Zoning Adjustment, Section 14 General: Add Subsection (B).
12. **Article XX**. Enforcement, Section 3 Zoning Certificate: Add Subsection (E).

AMENDMENT - September 8, 1987

1. **Article IV**. Special Provisions: Add Section 25 Garage and Yard Sales.

AMENDMENTS - May 2, 1988

1. **Article XII**. O-1, Office Commercial District:  
Amend title to read: "O-2, General Office District."  
Section 1: Add Subsection (D)
2. Insert between Article XI and Article XII the new **Article XII**. O-1, Professional Office District. Renumber the existing subsequent Articles accordingly.
3. **Article I**. Title, Intent, Definitions, Section 3 Definitions, Interpretations, Standards: Delete (49) Junk or Salvage Yard and replace with new definition.
4. **Article V**. A-1, Agriculture District, Section 1 Principal Permitted Uses:  
Amend Section 1(D) by deleting the words "golf courses."  
Amend Section 1 by adding Section 1(F) Golf Courses.
5. **Article V**, Section 3 Conditional Uses Requiring Board of Zoning Adjustment Authorization:  
Amend Section 3(O) by adding the words "animal hospital, veterinary clinic, or kennel" between the words "kennels" and "provided."
6. **Article XIV**. C-2, General Commercial District, Section 1 Principal Permitted Uses: Delete Section 1(L) and amend to read: (L) Pet shop, animal hospital, veterinary clinic or kennel, provided any structure or premises used for such purposes shall be distant at least 50 feet from any R District and provided further that all animals shall be kept indoors.

AMENDMENTS - July 18, 1988

1. Amend **Article I**. Title, Intent, Definitions, Section 3 Definitions, Interpretations, Standards:
  - a. Delete (29) Dwelling, Mobile Home.
  - b. Amend (71) Mobile Home.
  - c. Insert between the current (68) and the current (69) the following: (69) Manufactured Home.
  - d. Insert between the current (73) and the current (74), the following: (74) Modular Home.
2. Amend **Article VIII**. R-1, Suburban Residence District, Section 3(F) Conditional Uses as follows:  
(F) A manufactured home subdivision subject to all requirements of a single-family residential district and also subject to...
3. Amend **Article XIV**. C-2, General Commercial District by deleting Section (J).
4. Amend **Article XIV**, Section 6 by deleting references to Mobile Home Parks and Motels.
5. Amend **Article IV**. Special Provisions, Section 5 Travel Trailer Parks, Mobile Home Parks, Motels, by deleting references to Mobile Home Parks and Motels.
6. Amend Zoning Regulations by inserting between current Article VII and Article VIII, the following **Article VIII**. MH-1, Manufactured Home (Mobile Home) Park or Subdivision District. Renumber subsequent Articles accordingly.
7. Amend **Article III**, Section 8 Nonconforming uses of buildings as follows:  
Section 8(C) line two, insert (February 14, 1978), between the word "hereto" and the word "a."

8. **Article V.** A-1, Agriculture District: Amend by adding the following to Section 1:
  - C. Lands within the A-1, Agriculture District are not eligible for platting and may only be split by deeds reflecting metes and bounds descriptions.
9. **Article IX.** R-2, One- and Two-Family Residence District: Amend Statement of Intent by deleting everything after the fourth word of the fourth line.
10. **Article X.** R-3, Multi-Family Residence District: Amend statement of intent by deleting everything after the eleventh word of the sixth line.
11. **Article XI.** R-4, Multi-Family Residence District: Amend Statement of Intent by deleting everything after the tenth word of the fifth line.
12. **Article I,** Section 3: Amend (67) Lots of Record by inserting (Prior to February 14, 1978) after the last word in the definition.

AMENDMENT - December 5, 1988

1. **Article XXIV.** District Changes and Regulations Amendments, Section 2 Procedure for Change: Amend (E).

AMENDMENT - January 3, 1989

1. **Article XV.** C-2, General Commercial District, Section 3 Conditional Uses Requiring Board of Zoning Adjustment Authorization: Amend by adding (B) Assembly and sale of lighting systems.

AMENDMENT - March 20, 1989

1. Amend **Article XXIII,** Section 1(A).

AMENDMENTS - July 3, 1989

1. Amend **Article I.** General Provisions, Section 5: Delete B(f).
2. Amend **Article V.** A-1, Agriculture District, Section 1(B), by adding "Divisions of land in the A-1 District may only occur under the minor subdivision provisions of the Greene County Subdivision Regulations."
3. Amend **Article V,** Section 1 Principal Permitted Uses. Delete (C).
4. Amend **Article V,** Section 4: Add between single-family dwelling and five acres "and accessory buildings," and add "Lot Frontage - 200 feet."
5. Amend **Article XXII.** Enforcement, Section 3(E) to read "Zoning certifications shall not be required for platted subdivisions in the R-1 District."

AMENDMENTS - September 5, 1989

1. Amend **Article XIV,** Section 5 Area Requirements: Amend lot frontage to read "50 feet."
2. Amend **Article XV,** Section 6 Area Requirements: Amend lot frontage to read "50 feet."
3. Amend **Article XVII,** Section 6 Area Requirements: Amend lot frontage to read "50 feet."
4. Amend **Article XVIII,** Section 6: Amend to read lot frontage "50 feet."

AMENDMENT - October 2, 1989

1. Amend **Article V.** A-1, Agriculture District, Section 1 Principal Permitted Uses: Delete (C).

AMENDMENTS - December 4, 1989

1. Amend **Article XIV,** Section 4: Add (B) Any use which produces more than 1,500 gallons of wastewater per day without being connected to a public sewer system.
2. Amend **Article XV,** Section 5: Add (B). (See item 1 of 12/4/89 amendments.)
3. Amend **Article XVI,** Section 5 Prohibited Uses: Add (A). (See item 1 of 12/4/89 amendments.)
4. Amend **Article XVII,** Section 5: Add (D). (See item 1 of 12/4/89 amendments.)
5. Amend **Article XVIII,** Section 5: Add (C). (See item 1 of 12/4/89 amendments.)

AMENDMENTS - July 2, 1990

1. Amend **Article I.** Title, Intent, Definitions, Section 3: Amend definition (2) Agriculture, by adding "animal feeding operations must conform to MDNR regulations pertaining to Waste Water Management and Odor control."
2. Amend **Article I,** Section 3, Definition (101) Stable, private: "An accessory building for the housing of horses, donkeys, mules, or ponies owned by a person living on the premises, and for which no remuneration is received."
3. Amend **Article I,** Section 3, Definition (102) Stable, public: "Any stable for the housing of horses, donkey, mules, and ponies operated for remuneration, hire, sale, or stabling whether or not owned by persons residing on the premises."

4. Amend **Article I**, by adding the following definitions and renumbering accordingly:  
Commercial Feed Lot: "Any livestock or poultry feeding operation that is carried out over short periods of time in buildings or unvegetated lots, for the purposes of fattening livestock or poultry immediately prior to shipment to market."  
Animal, Dangerous: "Any animal that by its nature or design presents a physical danger. Specifically this includes predators and carnivores, plus any venomous or oversized animal and any other animal so designated by the Greene County Planning and Zoning Commission."
5. Amend **Article IV**, Special Provisions, by adding the following and renumbering accordingly: Section 25 Dangerous Animals: Any animal designated as dangerous (predators, carnivores, venomous, oversized, etc.) must have a Conditional Use Permit to be allowed as a pet in any district; provided, however, no retail or wholesale business will be conducted in conjunction with the keeping of such animals in any district lower than "C-2" General Commercial District. The keeping of such animals must conform to the Department of Conservation regulations.
6. Amend **Article V**, A-1, Agriculture District, Section 1 Principal Permitted Uses, Subsection (3), by replacing the word "riding" with "private."
7. Amend **Article V**, Section 3 Conditional Uses Requiring Board of Zoning Adjustment Authorization: Delete subsection (E) Commercial Feed Lot and renumber accordingly.
8. Amend **Article V**, Section 3: Amend Subsection (F) to read as follows: "Commercial feed lot, hog, poultry, fur, or other commercial animal farm; provided that any lot or tract of land in such use shall be not less than ten (10) acres in area and that any building or enclosure in which animals are kept shall be a minimum distance of five hundred (500) feet from an "R" district."
9. Amend **Article V**, Section 3: Amend Subsection (N) by adding the following: "...provided that the physical layout of such uses (firing line, targets, range, etc.) shall be located a minimum distance of five hundred (500) feet from an "R" District."
10. Amend **Article V**, Section 3, by adding the following and renumbering accordingly (Q) "Riding academies and public stables; provided that any lot or tract of land in such use shall be not less than twenty (20) acres in area and that any building or enclosure in which animals are kept shall be a minimum distance of two hundred (200) feet from an "R" District. (New paragraph) The issuance of a Conditional Use Permit for riding academies and public stables is intended to insure they remain primarily agricultural in nature."
11. Amend **Article XIV**, C-1, Neighborhood Commercial District, Section 1 Principal Permitted Uses, by deleting the words "liquor store."
12. Amend **Article XV**, C-2, General Commercial District, Section 1 Principal Permitted Uses, by adding the words "liquor store" after "cocktail lounge."

AMENDMENTS - August 6, 1990

1. Amend **Article I**, Title, Intent, Definitions, Section 3 Definitions, by:
  - a. Deleting the existing Kennel definition.
  - b. Adding Kennel, Commercial.
  - c. Adding Kennel, Private.
2. Amend **Article V**, A-1, Agriculture District, Section 1 Principal Permitted Uses, by:
  - a. Adding Section 1(F) Private Kennel provided that any building or enclosure...
  - b. Changing Section 3 Conditional Uses Requiring Board of Zoning Authorization, Subsection (O) to read "Commercial kennels, animal hospital, veterinary clinic or kennel..."

AMENDMENT - October 1, 1990

1. Amend **Article IV**, Special Provisions, Section 2 Off-Street Parking Space, Subsection (B) Size and Access to read "Each off-street parking space shall have an area not less than 166.5 square feet (18.5 x 9)..."

AMENDMENT - January 22, 1991

1. Amend **Article IV**, Special Provisions, by adding Section 28 Sediment and Erosion Regulations.

AMENDMENT - April 1, 1991

1. Amend **Article XII**, O-1, Professional Office District, Section 3 Conditional Uses Requiring Board of Zoning Adjustment Authorization, by adding "(A) Nonprofessional offices limited to those with administrative functions, not to include services available to the general public" and renumbering accordingly."

AMENDMENT - June 3, 1991

1. Amend **Article IV**, Special Provisions, Section 18 Height Limits to read as "Section 18 Height Limits and Yard Requirements." Add the following and renumber accordingly: "(C) Setbacks for required yards..."

AMENDMENTS - December 2, 1991

1. Amend **Article I**. Title, Intent, Definitions, Section 3 Definitions, (28) District.
2. Amend **Article I**, Section 3: add "Cluster Development."
3. Amend **Article I**, Section 3: add "Sinkhole."
4. Amend **Article I**, Section 3: add "Sinkhole Watershed."
5. Amend **Article III**. General Provisions, Section 1 Conformance Required, by adding "and when all applicable building codes are met."
6. Amend **Article III**, Section 16 Multiple Uses and Structures: Add "only one primary use is allowed..."
7. Amend **Article IV**. Special Provision, Section 2 Off-Street Parking Space:  
(D) Number of Parking Spaces Required.  
(E) Development and Maintenance of Parking Areas.
8. Amend **Article IV**, Section 6 Billboards and Other Outdoor Advertising Signs and Structures, Real Estate and Other Signs, by adding (B).
9. Amend **Article IV**, Section 7 Cluster Developments, by adding (G), (J), (K), and (L).
10. Amend **Article IV**, Section 16 Airport Zone, by adding "Reference Missouri State Revised Statute 305.400 through 305.405."
11. Amend **Article IV**, Section 29 Sinkhole Use Standards, by adding (A), (B), (C), and (D).
12. Amend **Article V**. A-1, Agriculture District, Section 2 Accessory Uses, (A), by adding (6).
13. Amend **Article V**, Section 1 Principal Permitted Uses, (B), by adding "exclusive of all road right-of-ways."
14. Amend **Article V**, Section 4 Area Requirements, by adding, "All tracts of property shall have a minimum road frontage of 200 feet. Lots that have no road frontage shall have a minimum of 200 feet. Odd-shaped tracts will be approved on a case by case basis by the Greene County Resource Management Department."

AMENDMENTS - February 3, 1992

1. Delete existing **Article XIV**. C-1, Commercial District and add new Article XIV C-1, Neighborhood Commercial District.
2. Delete existing **Article XV**. C-2, General Commercial District and add new Article XV C-2, General Commercial District.
3. Delete existing **Article XVI**. C-3, Planned Shopping District and add new Article XVI, C-3, Light Commercial District.

AMENDMENTS - August 2, 1993

1. Amend **Article I**. Title, Intent, Definitions, Section 3 Definitions, Interpretations, Standards: Delete (44) Group Home. Insert (44) Group Home, Residential.
2. Amend **Article II**, Section 8, by inserting "overlay" between "floodplain" and "district" in first sentence.
3. Amend **Article IV**. Special Provisions, Section 2 Off-Street Parking, (3) Number of parking spaces required, by deleting "Handicapped Parking – one (1) plus one (1) per twenty parking places," and inserting "(C) Handicapped Parking."
4. Amend **Article IV**, Section 18 Height Limits, (B) Projections into required yards, (4) Fences, walls, and hedges may be located in required yards, by deleting: "six (6) feet in height" and adding "eight (8) feet in height."
5. Amend **Article IV**, by adding Section 30 Residential Group Homes.
6. Amend **Article VIII**. R-1, Suburban Residence District, Section 1 Principal Permitted Uses, by adding (E) residential group homes in accordance with Article IV, Section 30.
7. Amend **Article VIII**, Section 3 Conditional Uses Requiring Board of Zoning Adjustment Approval, by deleting (G) Group homes (1), (2), and (3).
8. Amend **Article IX**. R-2, One- and Two-Family Residence District, Section 1 Principal Permitted Uses, by deleting (D) Group homes (1), (2), and (3), and adding (D) Residential group homes in accordance with Article IV, Section 30.
9. Amend **Article IX**, Section 2 Accessory Uses, by deleting (E) Group homes as defined in Article I.
10. Amend **Article X**. R-3, Multi-family District, Section 1 Principal Permitted Uses, by deleting (C) Group homes (1) and (2), and adding (C) Residential group homes in accordance with Article IV, Section 30.
11. Amend **Article X**, Section 2 Accessory Uses, by adding (C) Day Care Group Homes if not more than ten (10) children are kept, subject to State licensing requirements.
12. Amend **Article XI**. R-4, Multi-family Residence District, Section 1 Principal Permitted Uses, by deleting (D) Group homes (1) and (2) and adding (D) Residential group homes in accordance with Article IV, Section 30.
13. Amend **Article XIV**. C-1, Neighborhood District, Section 5 Bulk and Intensity of Use Restrictions, (B), by adding (6) Lots without public water and sewer must have 100 feet of road frontage.
14. Amend **Article XV**. C-2, General Commercial District, Section 3 Conditional Uses Requiring Board of Zoning Adjustment Authorization, (A), by deleting "dance halls."
15. Amend **Article XV**, Section 5 Bulk and Intensity of Use Restrictions, (B), by adding (5) Lots without public water and sewer must have 100 feet of road frontage.

16. Amend **Article XVI**, C-3, Planning Shopping District, by deleting "Planning Shopping District" and adding "Light Commercial District."

AMENDMENTS - September 6, 1994

1. Amend **Article I**, Title, Intent, Definitions, Section 3 Definitions, by inserting Administrative Officer and renumbering accordingly.
2. Amend **Article I**, Definitions, by inserting Apartment Hotel and renumbering accordingly.
3. Amend **Article I**, Definitions, by deleting (30) District, More Restricted or Less Restricted, and renumbering accordingly.
4. Amend **Article I**, Definitions, (65) Lot Lines, Front, by deleting the existing definition, adding the following and renumbering accordingly.
5. Amend **Article I**, Definitions, (77) Mobile Home Park, by deleting the existing definition and inserting new.
6. Amend **Article I**, Definitions, (106) Special Use Permit, i.e., Conditional Use Permit, by adding after "...district are incorporated in the plans for the proposed use. Conditional Use Permit approvals may be approved by the Board for a specified time period on a case by case basis. It is not..."
7. Amend **Article III**, General Provisions, Section 5 Outdoor Advertising, to read as follows: Outdoor advertising shall be classified as a commercial use and shall be permitted in the following districts: C-1, C-2, C-3, M-1, M-2, subject to the regulations of the State Highway Department.
8. Amend **Article III**, by deleting Section 6 Flood Plain District and renumbering accordingly.
9. Amend **Article IV**, Section 2 Off-Street Parking Space, (3) Development and Maintenance of Park Areas, by renumbering to (F).
10. Amend **Article IV**, Section 2, by adding (G) No motor vehicle or trailer shall be parked in the required front yard of a lot or tract of land in any residential district or a lot or tract of land used for residential purposes in any other district except in a driveway leading to a required off-street parking space for a single-family-detached, single-family-semi-detached, duplex or townhouse dwelling unit or mobile home on an individual lot.
11. Amend **Article IV**, Section 2, by renumbering current sub-item (F) to (H).
12. Amend **Article IV**, Section 5 Travel Trailer Parks, by changing to "Travel Trailers," deleting "The" and adding in front of "...sanitary regulations...," (B) Travel trailer parks are permitted in C-2, General Commercial Districts and must conform to "...sanitary regulations..."
13. Amend **Article IV**, Section 19 Planned Unit Development, by deleting entire section and renumbering accordingly.
14. Amend **Article IV**, by adding Section 30 Public Utilities and Essential Services: Public Utility transmission and distribution lines, poles and other accessories; county or municipally owned sewer trunk lines, sewer lines, water supply and distribution lines; publicly regulated telephone lines, pole and other accessories; public or privately owned gas supply or distribution lines; public or privately owned cable television lines including fiber optic cables or lines, poles, and other accessories; and public utility structures or uses required for public convenience including highways and railroads, may be permitted upon approval of the Resource Management Department provided that no use permit shall be granted by the Resource Management Department unless the use: (1) is necessary for the public convenience at that location; (2) is so designed, located and proposed to be operated that the public health, safety and welfare will be protected; and (3) will not cause substantial injury to the value of other property in the neighborhood in which it is located; except as may be otherwise specified herein, or recommended by the Planning Commission. Notwithstanding the foregoing, when utility proposes a main inter-city transmission facility, notice shall be given to the County Resource Management Department of such intention and of the date of hearing for the Missouri Public Service commission. Before beginning construction of a specific route, said utility shall file with the Resource Management Department plans for the construction of said route. The Resource Management Department shall within thirty (30) days report to the applicant the appropriateness of the planned transmission facility in relationship to the intent of the general plan in preserving the [open] [residential] character of the district. Furthermore, any plans and designs for improvements must meet Greene County Design Standards. Any work or routings proposed to be located in County right-of-way will require an additional submittal of plans to the Greene County Highway Department for approval. Any land disturbance required by the location of the above utilities or services will require a grading permit to be issued by the Resource Management Department.
15. Amend **Article V**, Section 1 Principal Permitted Uses, by adding new item (E) and renumbering accordingly: E. Public utilities, essential services, and other uses in accordance with Article IV, Section 31.
16. Amend **Article V**, Section 1, item (C), by adding after "public service type," "all producing less than 1,500 gallons of wastewater per day."
17. Amend **Article V**, Section 3 Conditional Uses Requiring Board of Zoning Adjustment Authorization, by deleting subsection (A) Railroad tracts, public utility...

18. Amend **Article V**, Section 3, by adding the following and renumbering accordingly: B. Schools, cultural, administrative or public buildings; churches and other places of worship expected to exceed 1,500 gallons of wastewater per day, including parish houses and Sunday schools, but excluding overnight shelters and temporary outdoor revivals, on a minimum of five (5) acres of land, to provide sufficient land area for off-street parking, buffer yards and proper site design to lessen possible adverse impacts on adjoining properties.
19. Amend **Article VI**, Section 1 Principal Permitted Uses, by adding item (G) and renumbering accordingly: G. Churches, schools, public buildings, structures, and properties of recreational, cultural, administration, or public service type all producing less than 1,500 gallons of wastewater per day.
20. Amend **Article VI**, Section 1, by adding item (F): Public utilities, essential services, and other uses in accordance with Article IV, Section 31.
21. Amend **Article VI**, Section 3 Conditional Uses Requiring Board Authorization, by adding new item (B) and renumbering accordingly: B. Schools, cultural, administrative, and public buildings; churches; and other places of worship expected to exceed 1,500 gallons of wastewater per day, including parish houses and Sunday Schools, but excluding overnight shelters and temporary outdoor revivals, on a minimum of three (3) acres of land to provide sufficient land area for off-street parking, buffer yards and proper site design to lessen possible adverse impacts on adjoining properties.
22. Amend **Article VII**. MH-1 Manufactured Home (Mobile Home) Park or Subdivision District, Section 1 Principal Permitted Uses, by adding (F) Residential Group Homes in accordance with Article IV, Section 30 and (G) Public utilities, essential services, and other uses in accordance with Article IV, Section 31.
23. Amend **Article VII**, Section 3 Conditional Uses Requiring Board of Zoning Adjustment Authorization, by adding (C) Churches and other places of worship, including parish houses and Sunday Schools, but excluding overnight shelters and temporary outdoor revivals, on a minimum of two (2) acres of land, to provide sufficient land area for off-street parking, buffer yards and proper site design to lessen possible adverse impacts on adjoining properties.
24. Amend **Article VIII**. R-1, Suburban Residence District, Section 1 Principal Permitted Uses, by deleting item (B) Churches and other... and replacing with (B) Public utilities, essential services, and other uses in accordance with Article IV, Section 31.
25. Amend **Article VIII**, Section 2 Accessory Uses - Distance Requirements - Reference General Provisions, item (H) "...six (6) children" in addition to yours "are kept..."
26. Amend **Article VIII**, Section 3 Conditional Use Requiring Board of Zoning Adjustment Authorization, by adding new item (B) and renumbering accordingly: B. Churches and other places of worship, including parish houses and Sunday schools, but excluding overnight shelters and temporary outdoor revivals, on a minimum of two (2) acres of land, to provide sufficient land area for off-street parking, buffer yards, and proper site design to lessen possible adverse impacts on adjoining residential neighborhoods.
27. Amend **Article X**, Section 1 Principal Permitted Uses, by adding (D) Churches and other places of worship, including parish houses and Sunday schools, but excluding overnight shelters and temporary outdoor revivals, on a minimum of two (2) acres of land, to provide sufficient land area for off-street parking, buffer yards and property site design to lessen possible adverse impacts on adjoining properties.
28. Amend **Article XIV**, Section 1, by adding item (E): Public utilities, essential services and other uses in accordance with Article IV, Section 31.
29. Amend **Article XIV**, Section 3 Conditional Uses, by amending heading to read "Conditional Uses Requiring Board of Zoning Adjustment Authorization."
30. Amend **Article XIV**, Section 3, by deleting item (F) Public utility...
31. Amend **Article XV**, Section 1 Principal Permitted Uses, item (A) by deleting "...or C-3..."
32. Amend **Article XV**, Section 1, item (N) by adding new sub-item (9): 9. The storage of no more than five (5) vehicles involved in a wrecking or towing business.
33. Amend **Article XVI**. C-3, Light Commercial District, by changing to C-3, Rural Commercial District.
34. Amend **Article XVI**, Statement of Intent by adding "...shall be limited to those which serve a local or neighborhood market and..."
35. Amend **Article XVI**, Section 1 Principal Permitted Uses, by deleting "in addition to any other uses or services deemed by the Commission to be of the same nature as outlined by the Statement of Intent will be permitted."
36. Amend **Article XVI**, Section 1, by adding item (C): C. Public utilities, essential services, and other uses in accordance with Article IV, Section 31.
37. Amend **Article XVI**, Section 3 Conditional Uses, by changing heading to read: Conditional Uses Requiring Board of Zoning Adjustment Authorization.
38. Amend **Article XVI**, Section 3, item (D), by adding after "enclosed building not specifically permitted but in conformance with the statement of intent."
39. Amend **Article XVI**, Section 3, item (F), by inserting after "Any...other...", "use allowed..."
40. Amend **Article XVII**, Section 1 Principal Permitted Uses, by adding new item (D) and renumbering accordingly: D. Public Utilities, essential services, and other uses in accordance with Article IV, Section 31.



41. Amend **Article XVII**, Section 6 Area Requirements, by amending side yard widths for nonresidential not served by public sewer to read "None, except where adjoining A or R Districts..."
42. Amend **Article XVII**, Section 6, by amending side yard widths for nonresidential served by public sewer to read "None, except where adjoining A or R Districts..."
43. Amend **Article XVII**, Section 6, by adding the following statement: Existing dwellings or residential parts of existing nonresidential buildings without public sewer may not be subdivided on lot(s) less than three (3) acres.
44. Amend **Article XVIII**, Section 6 Area Requirements, Side yard widths for nonresidential structure not served by public sewer to read "None, except where adjoining A or R Districts..."
45. Amend **Article XVIII**, Section 6, Rear yard depths for nonresidential structure not served by public sewer to read "50 feet except where adjoining A or R Districts..."
46. Amend **Article XVIII**, Section 6, Side yard widths for nonresidential structures served by public sewer to read "None, except where adjoining A or R Districts..."
47. Amend **Article XVIII**, Section 6, Rear yard depths for nonresidential structures served by public sewer to read "50 feet except where adjoining A or R Districts..."
48. Amend **Article XVIII**, Section 6, by adding: Existing dwellings or residential parts of existing nonresidential buildings without public sewer may not be subdivided on lot(s) less than three (3) acres.
49. Amend **Article XX**, Plot Assignment District, Statement of Intent, by deleting "Note: The language contained within this article is closely aligned with Springfield, Missouri's Land Development Code regarding Planning Development Districts in order to provide for congruence in regulation and implementation."
50. Amend **Article XX**, Section 1 General Procedures, item (B), sub-item (2), by changing to: 2. A written report describing the overall concept of the plan (including supporting graphics) at a minimum the plan shall include the following information:
  - (A) The total land area, expressed in acres and as a percentage of the total area at full development to be devoted to various land uses and intensities.
  - (B) The approximately total number of dwelling units proposed by type of structure and approximate number of bedrooms for multifamily units.
  - (C) Square footage devoted to nonresidential uses.
  - (D) The gross and net residential density within the project and within each component of the district. Floor area and open space ratios, and other data relating to intensity of development.
  - (E) The proposed number of off-street parking and loading spaces for each use.
  - (F) A generalized description of water service, sanitary sewerage, utilities, management of stormwater runoff, maintenance of common areas, and other essential services.
51. Amend **Article XX**, Section 1 General Procedures, item (B), sub-item (3), by deleting existing (3) and adding (D): D. A PAD site plan illustrating the requested use allocations and their respective location within the district. The plan shall include a minimum of the following:
  - (A) A general land use plan with a description of the type, location, and nature of each land use allocation within the district.
  - (B) A circulation plan which illustrates both external and internal trafficways, including proposed and existing right-of-ways, pedestrian travelways, and other transportation improvements.
  - (C) A generalized landscape plan including buffers, perimeter treatments, and berming and screening of adjacent properties.
  - (D) A sign plan that coordinates the size, location, and illumination of signs proposed within the district.
52. Amend **Article XX**, Section 1, item (B), sub-item (5), by deleting existing (5): The purpose of the following is to eliminate confusion about the F-1, Floodplain Overland District, which is not defined well in the present regulations.
53. Amend **Article II**, Section 1, by deleting F-1, Floodplain Overlay District.
54. Amend **Article II**, Section 8 to read as follows: The Floodplain Overlay District shall encompass those areas identified on the flood insurance rate maps (FIRM) for Greene County as numbered and unnumbered A Zones (including AO, AE, and AH zones.)
55. Amend **Article III**, Section 6 Flood Plain District to read: Floodplain Overlay District.
56. Amend **Article III**, Section 6, by changing "F-1 District" to "Floodplain Overlay District."
57. Amend **Article XIX**, Flood Plain Management Ordinance, Section 2.0 General Provisions, by deleting "...and within the Zoning Districts FW and FF established in Section 4.0 of this ordinance..."
58. Amend **Article XIX**, Section 2.3 to read "The boundaries of the floodplain, floodway, and floodway fringe overlay districts..."

59. Amend **Article XIX**, Section 4.0 to read "All areas identified on the Flood Insurance Rate Maps (FIRM) for Greene County as numbered and unnumbered A zones (including AO, AE, and AH zones) shall be included in the Floodplain Overlay District. In areas where a floodway has been designated, the floodplain overlay district shall be further divided into the floodway overlay district and the floodway fringe overlay district, the boundaries of which shall be identified in the Flood Insurance Study for Greene County, Missouri, and accompanying Floodway Maps or by other approved engineering studies. Within these districts..."
60. Amend **Article XIX**, Section 5.0 Standards for the floodway overlay district and the floodway fringe overlay district, by changing title to "Standards for the Floodplain Overlay District."
62. Amend **Article IV**, Section 28.B Bond Requirements: The purpose of the following is to allow to better ensure the performance of grading permittees on site where there is no structure to be occupied, or other immediate incentive to complete the agreed scope of work. Delete the existing item B. Bond Requirement and insert the following: Upon approval of the erosion control plan and prior to issuance of a grading permit, the Resource Management Department shall require the developer to post a performance bond, escrow agreement, lender's agreement, cash bond, cash or certified check of not less than the value of all work to be done under the grading, sediment and erosion control plan. This may be part of other bond/escrow funds, subject to the County's discretion. For grading permits which do not include the construction of public improvements related to subdividing land under jurisdiction of the Subdivision Regulations, or construction of permanent buildings or structures, under jurisdiction of the Building Regulations, (i.e. where only grading work is included, such as for a borrow pit or pond) the only type of security which will be accepted will be a cash bond.
63. Amend **Article IV**, Section 29 Sinkhole Use Standards: Amend Section (C) Development by adding the following to subitem (1): ...unless approved by the Greene County Resource Management Department and the Stormwater Engineer. The purpose of the change is to eliminate the conflicting mandatory and discretionary provisions between paragraphs (B) and (C) of this section.

AMENDMENTS - February 6, 1995

1. Amend **Article I**, by deleting the definition for (90) Planned Unit Development and replacing with Plot Assignment District definition.
2. Amend **Article XX**, Section 3, by deleting paragraph beginning with "Maximum Number of Dwelling Units" and the associated Table 1 and replacing with new definition for maximum number of dwelling units for Plot Assignment Districts and associated Table 1.

AMENDMENTS - April 3, 1995

1. Amend **Article VIII**, Section 1, by deleting sub-item (C) Schools for academic instruction.
2. Amend **Article VII**, Section 3, sub-item (B), by adding "Schools; cultural, administrative, and public buildings."
3. Amend **Article X**, Section 1, sub-item (D), by adding "Schools, cultural, administrative, and public buildings."

AMENDMENTS - May 1, 1995

1. Amend **Article I**, by adding definition for Livestock Confinements Operations and renumbering accordingly.
2. Amend **Article IV**, by adding Section 31 Livestock Confinement Operations and associated Table 1.

AMENDMENT - March 4, 1996

1. Amend **Article IV**, Section 25, by deleting sentence starting with "Stormwater runoff" and ending with "growth of the County," and by deleting sentence starting with "All new non-agricultural" and ending with "detention facilities," and by adding sentence starting with "Stormwater detention requirements" in the second paragraph, and by adding three (3) conditions for exceptions, and by deleting sentence beginning with "Said facilities."

AMENDMENT - July 1, 1996

1. Amend **Article XXIII**, Section 11 Temporary Structures and Uses. (Planning Board Case 1147)

AMENDMENT - February 1, 1999

1. Amend **Article IV**. Special Provisions, by adding Section 31 Telecommunication, renumbering and making adjustment in other Articles that reference communications towers as needed. (Planning Board Case 1221)

AMENDMENT - April 5, 1999

1. Amend **Article IV**. Special Provisions, by adding Section 32 Urban Service Area and Boundary Map and renumbering as necessary. (Planning Board Case 1244)

AMENDMENT - May 7, 2001

1. Amend **Article XIX**, Section 4, the floodplain, floodway fringe and floodway overlay districts, by the adoption of revised Flood Insurance Rate Maps (FIRM) and Flood Boundary and Floodway Maps and map indexes for the following panels: 290782-0035C, 290782-0040C, 290782-0065C, 290782-0070C, 290782-0095D, and 290782-0125C for the purpose of revising base flood elevations (BFE's) and floodplain and floodway boundaries for certain streams in unincorporated Greene County.

AMENDMENTS - August 6, 2001 (Planning Board Case 1322)

1. **Article V**. A-1, Agriculture District, Statement of Intent, by adding "a single-family detached dwelling 1) ...create nor more than 2 tracts less than 10 with balance of tract a minimum of 10 acres. Tracts less than 10 require A-R guidelines for development; 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)."
2. Amend Section 1 Principal Permitted Uses, item (B) Single-family detached dwelling.
3. Amend Section 3 Conditional Uses Requiring..., item (B), by adding "as a second dwelling."
4. Amend Section 3 item, by adding "as additional dwelling" in line after "mobile home."
5. Amend Section 4 Area Requirements, by adding "Tract may include road rights-of-way."
6. Amend **Article VI**. A-R, Agriculture-Residence District, by adding: (A) 4. Only three parcels may be created by Administrative (minor) subdivision from the parent tract rezoned from A-1 Agriculture District. a. Other parcels may be created by platting as regulated by the Greene County Subdivision Regulations.
7. Amend **Article VI**, Section 4 Specific Prohibitions, by deleting "except with approval and authorization of the Board (of Zoning Adjustment)" and adding "unless duly permitted by Resource Management in accordance with Federal, State, and County regulations."
8. Amend **Article VI**, Section 4 item, by adding "...unless by an approved plan."
9. Amend **Article VI**, Section 4, by deleting item (D) and renumbering accordingly.
10. Amend **Article VI**, Section 4, item (F), by deleting "200 feet" and adding "100 feet." Renumber in accordance with deletion of items (D) and (E).
11. Amend **Article VI**, Section 4, item (F), by deleting sub-item (1) A minimum of 100 feet may be allowed if a corresponding increase in septic/lateral field capacity is provided.
12. Amend **Article VI**, Section 5, by deleting "Greene County Building Department" and inserting "Greene County Resource Management Department."
13. Amend **Article VI**, Section 6, by adding note that three (3) acres may include road rights-of-way.
14. Insert new **Article XXI**. Conservation Development District, renumbering existing Articles accordingly.

AMENDMENT - October 7, 2002

1. Amend **Article XIX**. Floodplain Management Ordinance. Renumber accordingly.

AMENDMENTS - June 7, 2004

1. Amend **Article IV**, by inserting Section 34 Adult Entertainment Establishments. (1508)
2. Amend **Article XV**. C-2, General Commercial District, Section 1 Principal Permitted Uses, by adding "Adult entertainment establishments and uses as regulated in Article IV, Special Provisions, Section 34 Adult Entertainment Establishments" and renumbering as required. (1509)
3. Amend **Article XVII**. M-1, Light Manufacturing or Industrial District, Section 1 Principal Permitted Uses, by adding "Adult entertainment establishments and uses as regulated in Article IV, Special Provisions, Section 34 Adult Entertainment Establishments," and renumbering as required. (1510)
4. Amend **Article XVIII**. M-2, General Manufacturing or Industrial District, Section 1 Principal Permitted Uses, by adding "Adult entertainment establishments and uses" and renumbering as required. (1511)
5. Amend **Article I**. Title, Intent, Definitions, Section 3 Definitions, by adding or changing the definitions for Business Area, Commercial, Commercial Vehicle, Compensation, Establishment, Non-Business Area, Premise, Principal Use, Restaurant, Tavern, Tea Room, and Wholesale Trade, and renumbering as required. (1512)

AMENDMENT - June 21, 2004

1. Amend **Article XXV**. Enforcement, Section 5 Violations and Penalties, by increasing fine limits to be imposed by the Court System after conviction from \$100.00 per violation to \$1,000.00 per violation. (1506)

AMENDMENTS - July 6, 2004

1. Amend **Article VI**. A-R, Agriculture-Residence District to change lot size, specifying a limit to the number of pets and other animals allowed and requiring setbacks to include right-of-way for major roads. (1501)
2. Add new **Article VII**. RR-1, Rural Residential District and renumber zoning regulations accordingly. (1502)

3. Add new **Article VIII**. UR-1, Urban Residence District and renumber zoning regulations accordingly. (1504)
4. Amend **Article IV**. General Provisions, Section 23 Household Pets, Animals, and Fowl to clarify permitted locations and to define and regulate pets, small domestic animals, and large domestic animals. (1505)
5. Amend **Article I**. Title, Intent, Definitions, Section 3 Definitions to add new districts to District and District, More Restricted or Less Restricted, renumbering lists as appropriate. (1507)

AMENDMENTS - March 7, 2005

1. Amend **Article IV**. Special Provisions, by adding Section 35 Nuisance. (1514)
2. Amend **Article IV**, by adding Section 2 Off-Street Parking Space. (1515)
3. Amend **Article I**, Definitions, by adding Large Commercial Motor Vehicle. (1557)

AMENDMENT - April 4, 2005

1. Amend **Article IV**. Special Provisions, by adding Section 32 Telecommunication Towers and making adjustments in other Articles that reference communication towers, as needed.

AMENDMENT - May 2, 2005

1. Amend **Article IV**. Special Provisions, by replacing Section 32 Urban Service Area to allow service areas in addition to the Springfield Urban Service area, which will include the Urban Service Area Policy and Boundary Maps. (1579)

AMENDMENTS - October 3, 2005

1. Amend residential districts to change front yard setback on structure on sewer and water from thirty (30) feet to twenty-five (25) feet, except in cluster developments; and (1603)
2. Restrict each single-family residential lot to one driveway except on corner lots on "local" classified streets. (1603)

AMENDMENTS - November 7, 2005

1. Amend **Article XXII** to change the minimum size of lot required for PAD zoning from five (5) acres to three (3) acres. (1616)
2. Amend **Article IV**, Administrative Variance approval for setback violations less than one foot that has been inspected by the Greene County Building Inspectors. (1617)

AMENDMENTS - January 3, 2006

1. Amend **Article V**. A-1, Agriculture District, Section 1 Principal Permitted Uses, by deleting Paragraph C. (1623)
2. Amend **Article V**, Section 3 Conditional Uses, by rewording Paragraph A to eliminate wastewater restrictions and to include all uses deleted from Section 1. (1623)
3. Amend **Article VI**. A-R, Agriculture District, Section 1, by deleting Paragraph E. (1623)
4. Amend **Article VI**, Section 3 Conditional Uses, by rewording paragraph to eliminate wastewater restrictions and to include all uses deleted from Section 1. (1623)
5. Amend **Article VII**. RR-1, Rural Residence District, Section 1 Principal Permitted Uses, by deleting Paragraph D. (1623)
6. Amend **Article VII**, Section 3 Conditional Uses, by rewording paragraph to eliminate wastewater restrictions and to include all uses deleted from Section 1. (1623)

AMENDMENT - June 4, 2007

1. Amend **Article III**. General Provisions, by replacing Section 10 Accessory Buildings in R-Districts with new Section 10 Accessory Buildings and Uses, and renumbering as required. (1604)

AMENDMENTS - November 5, 2007

1. Amend **Article I**, Definitions, by referencing Article IV, Section 23 Household Pets in animal and kennel definitions. Renumber accordingly. (1719)
2. Amend **Article IV**, Section 23 Household Pets, Animals, and Fowls, by replacing the entire Article. (1719)
3. Amend **Article V**, Section 1, by deleting Paragraph (6). (1719)
4. Amend **Article IV**, Section 22, Paragraph (10), by including the commercial raising of some animals and private kennels. (1719)

AMENDMENT - June 2, 2008

1. Amend **Article IV**, Section 23 Household Pets, Animals, and Fowls, by replacing entire Article. (1740)

AMENDMENTS - August 4, 2008

1. Amend **Article IV**, Section 31, by deleting "Livestock Confinement Operation (LCO)" from heading and references in Section and renaming to "Concentrated Animal Feeding Operations (CAFO)." (1745)
2. Delete **Article I**, Definitions, item (65) Livestock Confinement Operation (LCO) and inserting "Concentrated Animal Feeding Operation (CAFO)" definition in order. Renumber accordingly. (1745)

AMENDMENT - June 1, 2009

1. Amend **Article IV**, Section 13 Use Standards, by adding (C) Agriculture Uses. (1766)

AMENDMENT - November 2, 2009

1. Amend **Article IV**, Section 18 Height Limits. (1778)

AMENDMENTS – October 4, 2010

1. Amend **Article XXI**. Floodplain Management Ordinance, by replacing with adopted ordinance. (1793)
2. Amend **Article IV**. Special Provisions, Section 19 Weeds and Other Rank Vegetation, by removing the requirement for Highway Department abatement and outlining the required legal steps for abatement. (1794)

AMENDMENT – September 4, 2012

1. Amend **Article IV**. Special Provisions, Section 25 Stormwater Runoff, by adding Subsection (C) and inserting regulations concerning illicit discharge into the County's stormwater system and renumbering accordingly. (1827)

AMENDMENT – March 5, 2013

1. Add new Section: **Article IV**. Special Provisions, Section 36 Access Management.

AMENDMENT – December 2, 2013

1. Amend **Article IV**. Special Provisions, Section 29 Residential Group Homes, Subsection (A), by deleting Paragraphs (3) and (4) and renumbering accordingly. (1860)

AMENDMENTS – January 21, 2014

1. Amend **Article I**. Title, Intent, Definitions, Subsection (B) Definitions, item (42) Dwelling, Single-Family (Household) by replacing existing definition. (1863)
2. Amend **Article IV**. Special Provisions, Section 29 Residential Group Homes, Subsection (A), to alter the spacing requirements between Group Homes and enact a policy regarding reasonable accommodation and regulations pertaining to Group Homes. (1863)

AMENDMENTS – September 8, 2015

1. Amend **Article IV**. Special Provisions, Section 36 Access Management, by adding new Subsection (O) Private Street Design and Maintenance, and by adding a new definition for Private Streets by adding item (F) to Article IV, Section 36 Access Management, Subsection (A) Definitions. (1890)
2. Amend **Article IV**, Section 6 Billboards and Other Outdoor Advertising Signs and Structures, Real Estate and Other Signs, Subsection (H) Lighting of Signs, by adding a static image requirement and Subsection (J) Small Announcement or Professional Signs where permitted, by allowing the size of Church Signs to be approved during public hearing. (1891)
3. Amend **Various Articles** in the Regulations to allow a maximum of 10 children to be kept in a day care home and remove the definition and name *day care group home*. This will establish a day care as a residential use with limits in compliance with State requirements. (1892)

AMENDMENTS – May 1, 2017

1. Amend **Article XVII**. C-2, General Commercial Districts to allow under certain circumstances General Commercial uses that are not connected to public sewer. (1950)
2. Amend **Article IV**. Special Provisions, Section 2, Subsection (F) Parking Lot Surfacing to clarify the requirements for dustless surfacing on parking lots in unincorporated Greene County. (1951)
3. Amend **Article IV**, Section 6 Billboards and Other Outdoor Advertising Signs and Structures, Real Estate and Other Signs to clarify and consolidate the Regulations pertaining to on-premise advertising signs and to add a permitted sign size table related to street classification. (1952)
4. Amend **Article IV**, Section 22 Home Occupations to add provisions for Enhanced Home Occupations. (1953)

AMENDMENTS – August 6, 2018

1. Amend **Article I**. Title, Intent, Definitions, Section 3, Subsection (B) Definitions, item (99) Plot Assignment District, by reducing the minimum acreage to three (3) acres to match the PAD requirements listed in Article XXII. Plot Assignment District; and amending item (106) Residential District, by adding the RR-1, Rural Residence District (Article VII) to the districts considered to be residential. (2019)
2. Amend **Article III**. General Provisions, Section 10 Accessory Buildings and Uses, by clarifying the types of structures that can be used as an accessory buildings and where the accessory structures may be located, simplifying the requirements to vary from the Regulations, and adding Section 17 Administrative Variances, eliminating the setback variance requirements from Article IV. Special Provisions, Section 18 Height Limits. (2020)
3. Amend **Article IV**. Special Provisions, Section 2 Off-Street Parking Space, Subsection (F) Development and Maintenance of Parking Areas, Paragraph (3) Surfacing, by clarifying the type of parking lot surfacing that would be allowed under specific circumstances. (2021)
4. Amend **Article IV**, Section 5 Travel Trailer Parks, by clarifying the definition of a recreational vehicle (RV) and the parking requirements for an RV not parked in a Travel Trailer Park. (2022)
5. Amend **Article IV**, Section 18 Height Limits, Subsection (B) Projections into Required Yards, Paragraph (4) Fences, walls, and hedges may be located in required yards as follows, by clarifying the height limits for fences and in which zoning districts fence height is regulated. (2023)
6. Amend **Article IV**, Section 19 Weeds and Other Rank Vegetation, Subsection (B) Notification, Paragraph (1), by removing the requirement for certified mail notification. (2031)
7. Amend **Article IV**, Section 25 Stormwater Runoff, Subsection (A) Stormwater Detention, by adding Paragraph (3), which adds the requirement for common space location and access easements for maintenance. (2024)
8. Amend **Article IV**, Section 27 Sediment and Erosion Control Regulation, Subsection (B) Bond Requirement, by increasing the bond for approved grading plans and requiring temporary facilities, as well as permanent facilities, to be covered by the bond. (2025)
9. Amend **Article IV**, Section 35 Nuisance, by incorporating the new definition for a Residential District and clarifying the definition of immobilized vehicles. (2026)
10. Amend **Article V**. A-1, Agriculture District, by eliminating the minimum size requirements for a residence. (2027)
11. Amend **Articles V, VI, VII, VIII, IX, X, XI, XII, XIII, XIV, XV, XVI, XVII, XVIII, XIX, XX, XXII, and XXIII** to consistently regulate home day cares, home occupations, and required setbacks from County roads based on the Major Thoroughfare Plan. (2028)

AMENDMENTS – June 03, 2019

1. **Prefabricated Homes** (2050)
  - a. Amend **Article I**. Title, Intent, Definitions, Section 3 Definitions, Interpretations, Standards, Subsection (B) Definitions, by adding a reference to Park Model Homes to item (83) Manufactured Home; clarifying item (138) Travel Trailer or Recreational Vehicle; adding definition for Park Model Home, in order; and renumbering accordingly.
  - b. Amend **Article III**. General Provisions, Section 10 Accessory Buildings and Uses, Subsection (B) Permitted Accessory Structures and Uses, by eliminating the reference to minimum area requirements and limiting manufactured homes to A-1, Agriculture Districts.
  - c. Amend **Article IV**. Special Provisions, Section 5 Travel Trailer Parks, by prohibiting both permanent and temporary living quarters and clarifying the minimum spacing requirement between trailers.
  - d. Amend **Article IV**, Section 21 Mobile Home, by changing the title to Manufactured and Prefabricated Homes and incorporating regulations pertaining to manufactured homes, park model homes, and modular homes.
  - e. Amend **Article VIII**. MH-1, Manufactured Home Park or Subdivision District, Section 1 Principal Permitted Uses, by adding park model homes.
  - f. Amend **Article XVII**. C-2, General Commercial District, Section 4 Use Limitations, by exempting approved travel trailer park units from the prohibition regarding dwellings as a principal permitted use.
2. **Household Pets, Animals, and Livestock** (2051)
  - a. Amend **Article IV**, Section 23 Household Pets, Animals, and Livestock, Subsection (A) Definitions, by clarifying the difference between an agricultural and residential lot as it pertains to the keeping of animals and removing this reference from **Article VII**. RR-1, Rural Residence District, Section 3 Conditional Uses.
  - b. Amend **Article I**, Definitions, by revising item (63) Kennel, Commercial and item (64) Kennel, Private to be consistent with the definitions established in Article IV, Section 23.

3. **Stormwater and Floodplain Overlay Districts (2052)**
  - a. Amend **Article II**, Districts and Boundaries Thereof, by eliminating Section 8 regarding F-1, Flood Plain Overlay Districts, as well as references to said district in **Article I**, Definitions, item (38) District and item (39) Districts, More Restricted or Less Restricted; **Article III**, Section 6 Flood Plain Overlay District; **Article IV**, Section 3 Restricted Business or Industrial Accessory Parking Areas; **Article IV**, Section 11 Oil Drilling; and **Article XXVI**, Board of Zoning Adjustment, Section 10 Conditional Industrial Uses; and renumbering accordingly.
  - b. Amend **Article IV**, Section 27 Sediment and Erosion Control Regulations, Subsection (F) Inspection and Violation, by eliminating Paragraph (6) Regulation Effective Date.
4. **Mobile Food Establishments (2053)**
  - a. Amend **Article I**, Definitions, by adding definition for Mobile Food Establishment in order and renumbering accordingly.
  - b. Amend **Article III**, Section 10, Subsection (A) Definition, by clarifying the reference to mobile food establishments.
  - c. Amend **Article XVII**, Section 1 Principal Permitted Uses, by adding mobile food establishments as a principal permitted use and renumbering accordingly.
5. **Nuisance and Enforcement (2054)**
  - a. Amend **Article IV**, Section 35 Nuisance, by clarifying the limitation on outside storage on residential and non-residential properties in Subsections (C) and (D) and simplifying the reference to the Resource Management Director in Subsection (E).
  - b. Amend **Article XXV**, Enforcement, Section 6 Violations – Remedies, by adding Subsection (B) authorizing the collection of attorney fees in regard to regulation enforcement and abatement.
6. **General Provisions (2056)**
  - a. Amend **Article III**, by removing Section 3 Agriculture.
  - b. Amending **Article IV**, Section 29 Residential Group Homes, by moving the entirety of Subsection (B) Reasonable Accommodation Policy and Procedure to a new Section in **Article III** and renumbering accordingly.
7. **Area and Height Requirements (2057)**
  - a. Amend **Article VI**, A-R, Agriculture Residence District and **Article VII**, by consolidating the Area and Height Requirement tables in Section 6 of each.
8. **Definitions (2058)**
  - a. Amend **Article I**, Definitions, by revising item (23) Commercial to elaborate on what may be considered a commercial activity or use; revising item (55) Home Occupation to reference commercial activity; removing redundant item (106) Residential District; and renumbering accordingly.
  - b. Amend **Article IV**, Section 22 Home Occupations, Subsection (B) Agriculture Districts, by eliminating confusing verbiage regarding permitted uses.
9. **HOA Formation and Maintenance (2059)**
  - a. Amend **Article IV**, Section 25 Stormwater Runoff, Subsection (A) Stormwater Detention, by adding Paragraph (3) ensuring operation and maintenance plans for stormwater control measures are designated to responsible parties and renumbering accordingly.
  - b. Amend **Article XXIV**, Common Open Space and Common Improvement Regulations, Section 5 Covenants, Rules, and By-laws, by to ensure the formation of Property Owner’s Associations and transfer of maintenance responsibilities.

AMENDMENTS – November 4, 2019

1. Amend **Article I, V, XVI, XVII, XVIII, XIX**, and create new Section 38 of **Article IV** to facilitate the legal development of Medical Marijuana uses in unincorporated Greene County. (2068)