

# Taney County Planning & Zoning Code Amendment Public Hearing



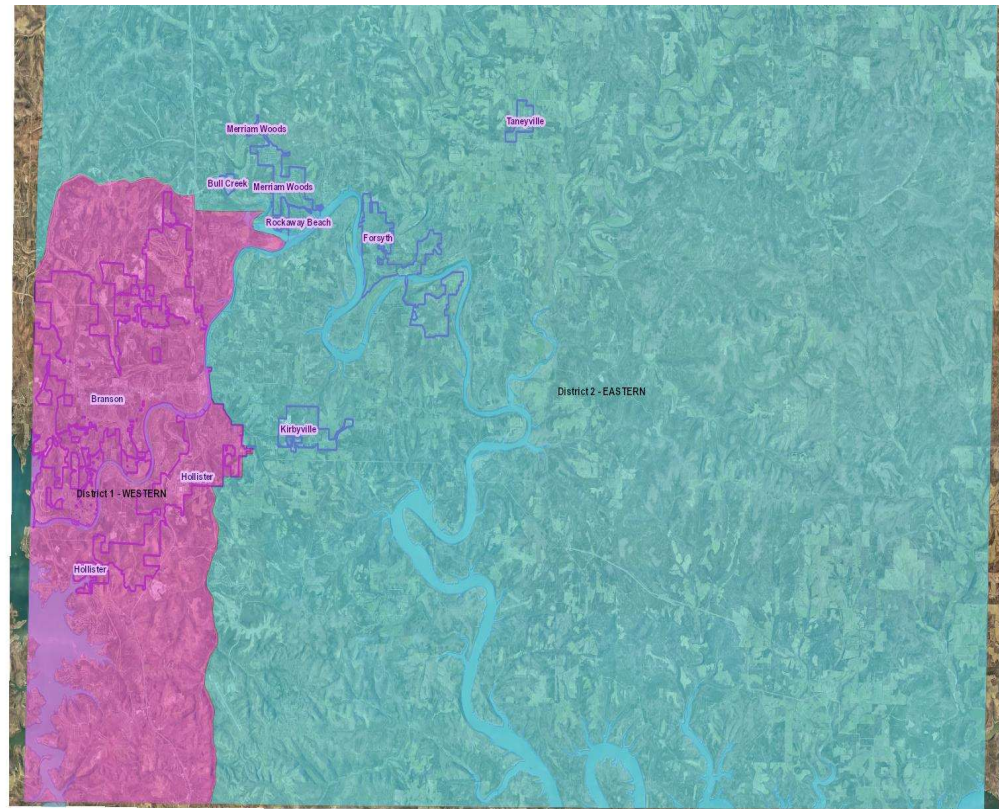
# Taney County Planning & Zoning Code Amendment Public Hearing

- This public hearing is being held to present a proposed code amendment to the current Taney County Planning & Zoning Guidance Code
- An explanation of the current performance based regulation code will be presented along with a review of the traditional zoning regulation amendment



# Current Planning & Zoning Guidance Code

- The current Guidance Code is a Performance based zoning that regulates the effects or impact of land use through performance standards
- This includes a list of Absolute and Relative Policies specific for the two (2) zoning Districts in Taney County, Western District & Eastern District.





# Proposed Traditional (Euclidean) Zoning Amendment

- Regulates development through land use classifications
- Typical land use classifications are agriculture, single-family residential, multi-family residential, commercial and industrial
- Provides for orderly growth, prevents overcrowding of land and separates incompatible land uses

## AGRICULTURE DISTRICTS

- A-1                      Agricultural District

## RESIDENTIAL DISTRICTS

- RR-1                    Single-Family Rural Residential
- R-1                     Single-Family Residential District
- R-2                    One- and Two-Family Residential District
- R-3                    Multi-Family Residential District
- NR-1                  Single-Family Residential Nightly Rental District
- NR-3                  Multi-Family Residential Nightly Rental District
- MH-1                  Manufactured Home (Mobile Home) Park or Subdivision District
- RV-1                  Recreational Vehicle Park District

## OFFICE DISTRICT

- O                        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

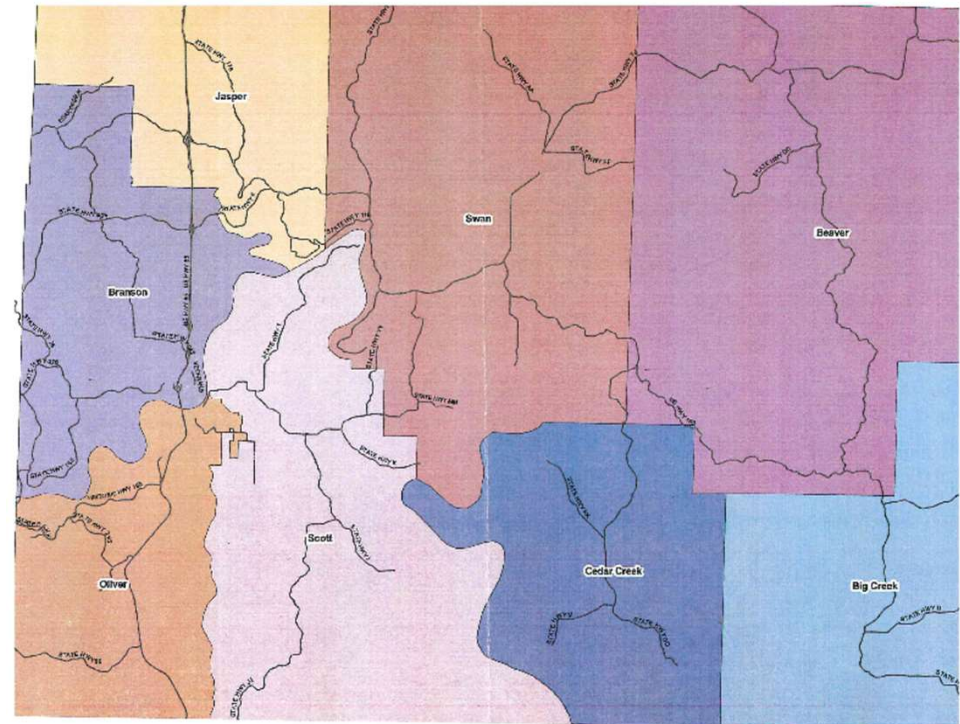
## PLANNED UNIT DEVELOPMENT

- PUD                    Planned Unit Development



# How Current Code Is Replaced

- A public hearing in each of the eight (8) Taney County Townships will be held to present the code amendment and review the maps to allow viewing of the maps and questions to be addressed on the amendment during February and March 2021
- The Taney County Planning Commission will hold a separate public hearing scheduled for April 2021 after the completion of all the Township meetings
- If Planning Commission makes recommendation to approve the code amendment it will pass to the County Commission for a public hearing April 2021 and decision could be made on it's approval



- ### Taney County, Missouri Zoning Map

**Legend**

■ **Showing Location, Index**  
— **County Road**  
— **Section Line**

**Zoning Codes**

<ul style="list-style-type: none"> <li><span style="color: green;">■</span> R-1 SINGLE FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-2 2-4 UNIT FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-3 MULTI FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-4 4-6 UNIT FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-5 6-12 UNIT FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-6 12-18 UNIT FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-7 18-24 UNIT FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-8 24-30 UNIT FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-9 30-36 UNIT FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-10 36-42 UNIT FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-11 42-48 UNIT FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-12 48-54 UNIT FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-13 54-60 UNIT FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-14 60-66 UNIT FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-15 66-72 UNIT FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-16 72-78 UNIT FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-17 78-84 UNIT FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-18 84-90 UNIT FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-19 90-96 UNIT FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-20 96-102 UNIT FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-21 102-108 UNIT FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-22 108-114 UNIT FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-23 114-120 UNIT FAMILY RESIDENTIAL</li> <li><span style="color: green;">■</span> R-24 120-126 UNIT FAMILY RESIDENTIAL</li> <li><span style="color: 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# How Current Code Is Replaced



- The current Guidance Code text will be amended with a revised Zoning Regulation text document that regulate the Districts in the Zoning Maps

## ZONING REGULATION EXAMPLES:

### ARTICLE 034.000 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

#### Section 034.001

#### Statement of Intent

The R-1 Single- Family Residential District is intended to provide for detached single-family residential development on lots two acres or less in size at a density not to exceed one (1) dwelling unit per approved lot.

#### Section 034.010

#### Use Regulations

The following table identifies those uses which are permitted uses or conditional uses in the R-1 District. For a summary of uses allowed in all Zoning Districts, see Article 028.000.

### ARTICLE 041.000 O OFFICE DISTRICT

#### Section 041.001

#### Statement of Intent

- A. The O Office District is intended to provide for professional, management and other office uses.
- B. Uses except for parking shall be conducted within an enclosed building.
- C. No use shall be permitted that involves manufacturing, wholesaling or retailing.

# How Are Land Uses Regulated In Zoning Districts

- Each Zoning District will have a list of uses Provided By Right which allows the use in the Zoning District
- Some uses will only be allowed by Conditional Use approval from The Planning Commission in the Zoning Districts

	A-1	RR-1	R-1	R-2	R-3	NR-1	NR-3	MH-1	RV-1	O	C-1	C-2	M-1	M-2
Bed and Breakfast (B&B)	C			C	C	P	P	C			C			
Business or Trade School											P	P	P	
Campground/Recreational Vehicle Park									P					
Construction Sales/Services												P	P	
Convenience Store								C		P	P	P	P	
Financial Services, with Drive-through											P	P	P	
Financial Services, without Drive-through										P	P	P	P	
Firearm Sales, Retail											C	P		
Firearm Sales	C											C	C	C
Food Sales											P	P		
Funeral Services	C									P	P	P	C	
Greenhouse, Retail											P	P	P	P
Greenhouse, Wholesale	C										P	P	P	



# How Are Zoning Districts Changed

- Application for a Zoning District change will be heard by the Planning Commission in a Public Hearing
- The Planning Commission will make recommendation on the Zoning District change to the County Commission for their decision on the Zoning District change request
- Zoning District changes is a County Commission decision

A change from  
A-1 Agricultural



To

R-1 Single Family  
Residential

