

Article 8: Subdivision Regulations

Division I. Purpose and Procedures

Section 161: Purpose of Subdivision Regulations

The intent of these regulations is to protect the public health, safety, and welfare by providing for the orderly growth and development of the County. These regulations also promote the goals of the Official Master Plan of Franklin County. The Official Master Plan is being advanced through the following:

1. Protection of the character and unique attributes of the County by controlling population congestion in targeted areas and encouraging the preservation of natural resources.
2. Ensuring the safe location, grade, and width of streets to provide adequate access for residents, visitors, and emergency vehicles.
3. Providing rules and standards for subdivision layout and design to ensure that the safety of residents is protected.
4. Providing for the establishment and extension of public facilities such as roads, water, sewer, and drainage systems.
5. Protection of the value of land and minimizing conflicts among owners of adjoining land.
6. Preservation and protection of the environmental quality of the land, air, water, and other resources by controlling uses and activities that may cause environmental damage.
7. Providing rules that minimize the dangers of fire, flood, and other hazards.

Section 162: Authority

- A. No person shall subdivide land except in accordance with these regulations, unless such action is specifically exempted by these regulations. In particular, no person shall subdivide land unless and until a final plat of the subdivision has been approved by the Planning and Zoning Department and recorded with the County Recorder of Deeds. Any person who violates these regulations shall be guilty of a Class A misdemeanor, punishable by fine and/or imprisonment (RSMo Section 64.895), and/or charged with a civil violation under the laws of Missouri (RSMo Section 64.295).
- B. Exemptions
The following actions shall be exempt from the requirements of this section.
 1. The sale or exchange of parcels of land between owners of adjoining property for the purpose of correcting or adjusting property lines or increasing the size of property already owned by one of the parties (unless one or more of the properties involved shall be part of a subdivision already platted.) If the area of an exempt

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parcel is reduced below the acreage required for exempt status, the road requirements for the reduced parcel shall apply. No property shall be reduced below the minimum lot size for the zoning district. The Planning and Zoning Department reserves the right to withhold exempt status if it perceives that this provision is being used to circumvent the subdivision regulations.

2. Combining two or more adjacent unplatted properties into one tract of land.
 3. The transfer, exchange, or sale of adjoining property to improve ingress or egress to existing lots or tracts.
 4. The adjustment of boundary descriptions of tracts listed on a recorded warranty, quit claim deed, or other legally recorded document so long as the tracts described were legally described as separate tracts and so long as new boundary descriptions are drafted describing the tract.
 5. The conveyance of land for street or railroad right-of-way, utility or drainage easements, or other public utility purposes subject to local, state, or federal regulations, and where no new street or access easements are created.
 6. The conveyance of land for public recreation, trails, or similar easements or public purposes.
 7. The division of land into parcels 20 acres in size or greater. Access to tracts shall comply with the county or state road access requirements. Such parcels may be divided or reduced below 20 acres only in accordance with the subdivision process described in Sections 163-169.
 8. The division of land for private burial grounds and cemeteries (See Section 237 for requirements).
 9. The division of land by any court action pursuant to the law of eminent domain.
 10. The division of property through the probate of an estate.
- C. The Planning and Zoning Department shall recommend against Building Permit approval if a proposed building is
1. In a subdivision that does not have a valid performance guaranty in accordance with Section 167 and Appendix G;
 2. In a subdivision without adequate infrastructure; or
 3. In violation of any other County regulations.
- D. The County shall have the right to enforce the regulations stated in this document. All other private agreements, including subdivision covenants and restrictions, shall be enforced by a homeowner's association or other applicable body.

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Section 163: Submission of Application for Subdivision

Submission of any subdivision application shall include the following items prior to consideration by staff.

- A. Application
A subdivision application shall be completed and submitted to the Planning and Zoning Department on forms provided by that department.
- B. Sketch Plan
The sketch plan may be hand-drawn and shall indicate the following:
 - 1. Location of subdivision
 - 2. Location and names of roads
 - 3. Number of lots
 - 4. Acreage of lots
 - 5. Other information that will help clarify the subdivision
- C. Sketch Plan Meeting
A meeting shall be held with the developer, Planning and Zoning staff, and other appropriate entities (invited by Planning and Zoning staff) to review the sketch plan. At this meeting preliminary comments shall be given as well as instructions for the next step in the approval process. Please allow at least two weeks between submission of the sketch plan and the sketch plan review meeting.

Note: For the purpose of determining number of lots in a subdivision, all lots divided within a 10-year period shall be counted.

Section 164: Classification of Subdivisions

Subdivisions shall be categorized into five different groups according to size and number of lots as shown in the following table.

Type of subdivision	Criteria for classification
Sketch plan only (165-A)	No public improvements required.
Preliminary Plat with Administrative Approval (165-B)	Public improvements required, 6 or fewer lots or multi-family development with 6 or fewer units
Preliminary Plat with P&Z Commission Approval (165-C)	Public improvements required, 7 or more lots or multi-family development with 7 or more units
Partial Exemption – Exempt from some requirements (165-D)	Lots with at least 10 acres, Family Exemption, Charter Exemption, Existing lots being combined or revised

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Exempt from all requirements (162-B)	Lots with at least 20 acres
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Section 165: Preliminary Approval

All subdivisions shall require preliminary approval before they may advance to the final plat stage. A-D below outline the preliminary approval process for each classification of subdivision.

- A. **Sketch Plan Only (Administrative Approval)**
 If the subdivision does not require any infrastructure or public improvements it may be approved administratively with only a sketch plan. The sketch plan shall be reviewed by the Planning and Zoning Staff to ensure basic compliance with the regulations. The applicant shall be notified of the requirements of their desired subdivision and whether they may proceed to the Final Plat stage. This preliminary approval shall lapse if a Final Plat is not submitted within 1 year.

- B. **Preliminary Plat with Administrative Approval**
 A Preliminary Plat shall be filed for all subdivisions that will require infrastructure or other improvements. If subdivision has six (6) or fewer lots it may be approved administratively and need not be voted on by the Planning and Zoning Commission. This also applies to multi-family developments with six (6) or fewer units.
 - 1. **Submission of Preliminary Plat and Materials.**
 Preliminary Plat shall be submitted along with necessary fees. A new application need be filed only if the preliminary plat is different from the sketch plan. The Preliminary Plat shall include all items listed in Appendix A-I. The applicant shall submit paper copies of the plat to include 3 full size (24x36 or 22x34) copies and 6 reduced (11x17) copies. An electronic version of the plat shall also be required.

 - 2. **Preliminary Plat Meeting**
 A meeting may be required between the developer and Planning and Zoning and Public Works staff, especially if the Preliminary Plat differs from the sketch plan.

 - 3. **District Review**
 Written approval or recommendations from the applicable fire district, water district, sewer district and road district shall be submitted to the Planning and Zoning Department along with the plat. If information has been submitted to a district and no comments have been received within a 15 day period immediately following the notice, it shall be assumed that the district has no comments. In addition, preliminary entrance approval from the County Highway Department and/or the Missouri Department of Transportation is recommended to be submitted at this time. Approval may be written (e-mail okay) or verbal.

 - 4. **Preliminary Administrative Approval**
 Plat shall be reviewed by the Planning and Zoning Staff, the Public Works Engineer, the Public Works Director, and the IT Department.

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Planning and Zoning shall consider all comments from County staff and other agencies and send a letter stating what shall be required for final approval. A meeting may be necessary to explain certain comments or desired changes to the plat.

5. Engineering and Construction Plans

After approval of the Preliminary Plat, but prior to approval of the Final Plat, the applicant shall submit engineering and construction plans detailing the improvements that shall be built within the subdivision. Information on plans shall be provided in accordance with Appendix A-II. Along with these plans, the applicant shall also submit stormwater information, prepared by an engineer, to include TR-55 calculations for the site. The Planning and Zoning Department, the Public Works Director, and any consultants hired by the County for the project shall review these plans and provide written comments. If plans are in compliance with all regulations, final written approval of the Construction Plans shall be granted by the Planning and Zoning Department and infrastructure improvements may begin at that time. Plans shall not be approved until all inspection fees are paid as required, if applicable. No construction shall begin before Construction Plans are granted final written approval.

6. Additional Items Required Prior to Final Plat Approval

The following items may be necessary for subdivision approval and shall be submitted at the same time as the Engineering and Construction plans. Construction approval shall not be granted until these items are submitted, unless waived by Planning and Zoning or Public Works staff.

- a. Percolation or soil morphology tests are required for any lots in the subdivision that are less than five acres and do not have an operating approved on-site septic system or sewer.
- b. A subdivision access permit is required for any subdivision that will require any access points off of a County road.
- c. A MoDOT permit shall be required for subdivisions off of state roads, per MoDOT requirements.
- d. Permits for land disturbance from the Department of Natural Resources shall be required for subdivisions disturbing at least one acre of ground.
- e. Permits from the Army Corps of Engineers shall be required for any subdivision disturbing a qualifying stream or wetland.
- f. Other letters or permits may be required based on the particulars of the subdivision and the location.

C. Preliminary Plat with Planning and Zoning Commission Approval

Any subdivision with seven (7) or more lots shall be reviewed by the Planning and Zoning Commission at their regular meeting. This also applies to multi-family developments with seven (7) or more units.

1. Submission of Preliminary Plat and Materials.

Preliminary Plat shall be required along with necessary fees. A new application need be filed only if the preliminary plat is different from the sketch plan. The Preliminary Plat shall include all items listed in Appendix A-I. The applicant shall submit paper copies of the plat to include 3 full size (24x36 or 22x34) copies and 6 reduced (11x17) copies. An electronic version of the plat shall also be required. All materials must be received thirty (30) days prior to the meeting in order to be placed on the agenda.

2. Preliminary Plat Meeting
An additional meeting between the developer and Planning and Zoning and Public Works staff may be required prior to the Planning and Zoning Commission meeting, especially if the Preliminary Plat differs from the sketch plan.
3. District Review
Written approval or recommendations from the applicable fire district, water district, sewer district and road district shall be submitted to the Planning and Zoning Department along with the plat. If information has been submitted to a district and no comments have been received within a 15 day period immediately following the notice, it shall be assumed that the district has no comments. In addition, preliminary entrance approval from the County Highway Department and/or the Missouri Department of Transportation is recommended to be submitted at this time. Approval may be written (e-mail okay) or verbal.
4. Traffic Impact Study
A traffic impact study shall be required for any subdivision that will generate at least 100 peak hour trips or with at least 100 units, unless waived by the Public Works Director. The scope of the traffic study shall be subject to the approval the Public Works Director. See Section 200 for more information about the traffic study.
5. Erection of Sign for Notification of Development
If a public hearing is required, the Planning and Zoning Department shall erect signs giving notice of the public hearing. At least one sign shall be erected for each 1000 feet of street frontage. Additional signs shall be required if the development fronts on more than one road. Signs shall be erected within a week of submission of the application. Signs shall be removed after the public hearing. The applicant shall pay a fee of \$30 for each sign to be erected.
6. Approval at Commission Meeting
The developer or a representative shall be required to present information about the proposed development to the Planning and Zoning Commission. Preliminary Plat approval is not considered part of the public hearing. Written comments only may be submitted by the public either in favor of or in opposition to the application.
 - a. If the plat is approved, the applicant shall be notified of the preliminary approval and any additional comments by the County staff or other agencies. It is recommended that a meeting be held with the applicant to explain the comments and any desired changes to the plat.

- b. If the plat is rejected, the developer will be notified and will have three (3) months to fix the problems and resubmit the plat. If the plat is not resubmitted within three (3) months a new application and sketch plan will be required.

7. Engineering and Construction Plans

After approval of the Preliminary Plat, but prior to approval of the Final Plat, the applicant shall submit engineering and construction plans detailing the improvements that will be built within the subdivision. Information on plans shall be provided in accordance with Appendix A-II. Along with these plans, the applicant shall also submit stormwater information, prepared by an engineer, to include TR-55 calculations for the site. The Planning and Zoning Department, the Public Works Director, and any consultants hired by the County for the project shall review these plans and provide written comments. If plans are in compliance with all regulations, final written approval of the Construction Plans shall be granted by the Planning and Zoning Department and infrastructure improvements may begin at that time. Plans shall not be approved until all inspection fees are paid as required, if applicable. No construction shall begin before Construction Plans are granted final written approval.

8. Additional Items Required Prior to Final Plat Approval

The following items may be necessary for subdivision approval and shall be submitted at the same time as the Engineering and Construction plans. Construction approval shall not be granted until these items are submitted, unless waived by Planning and Zoning or Public Works staff.

- a. Percolation or soil morphology tests are required for any lots in the subdivision that are less than five acres and do not have an operating approved on-site septic system or sewer.
- b. A subdivision access permit is required for any subdivision that will require any access points off of a County road.
- c. A MoDOT permit shall be required for subdivisions off of state roads, per MoDOT requirements.
- d. Permits for land disturbance from the Department of Natural Resources shall be required for subdivisions disturbing at least one acre of ground.
- e. Permits from the Army Corps of Engineers shall be required for any subdivision disturbing a qualifying stream or wetland.
- f. Other letters or permits may be required based on the particulars of the subdivision and the location.

D. Partial Exemptions

The following subdivisions may be exempt from certain requirements of this section. A sketch plan and application shall be required to determine whether an action qualifies for a partial exemption.

1. Large Lot Exemption

If all lots to be divided are at least 10 acres in size, a "Plat of Survey" may be submitted to the Planning and Zoning Department instead of a "Subdivision Plat."

This division shall not be considered a subdivision and, therefore, will not need to comply with all of the subdivision regulations. The requirements for these Large Lot Land Divisions are listed in Appendix M.

2. Family Exemption

If lots are to be divided for the use of the children of the landowner, it qualifies as a Family Access Exemption Subdivision. This shall be platted as a subdivision. The requirements are listed in Appendix L.

3. Charter Subdivision

If a parcel to be divided has been owned by the same person for at least 10 years, this person may subdivide land under the provisions of a "Charter Subdivision." The requirements for a Charter Subdivision are listed in Appendix N.

4. Combination or Revision of Platted Subdivision Lots

If subdivision lots are to be combined or replatted and this does not result in the creation of any more lots, this subdivision may be considered exempt from certain requirements of Article 8 (Subdivision Regulations). A re-subdivision shall not be considered exempt if any lots are reduced below the minimum allowed in that area, based on zoning and available utilities. Staff shall determine whether a revision or combination shall be considered exempt and shall deny exempt status if any regulations would be violated by such revision. If a re-subdivision requires a substantial change in roads or other improvements, this shall not be considered exempt. Whenever non-conforming lots are to be revised, such action shall not increase the extent of any nonconformity. The following items shall be required for an exempt Combination or Revision:

- a. A Sketch Plan (see Section 163-B) and Final Subdivision Plat (see Section 166) shall be required.
- b. If property lies along a County road, extra right-of-way shall be dedicated in accordance with the Highway Classification plan. If this action alone reduces the lot size below the minimum for exemption, this subdivision shall still be considered exempt. If this action moves the setback beyond the line of any existing buildings built in accordance with the previous setback line, the setback may remain at its previous location.
- c. Lots shall show setbacks in accordance with Table #8-2.
- d. Lots shall show utility easements in accordance with Section 171-N and Table #8-2.
- e. The owner shall verify that any easements to be changed or abandoned are not in use.

Section 166: Final Plat

The Final Plat shall be submitted for final approval of all subdivisions. This plat shall be drawn by a registered surveyor and shall reflect the requirements from the preliminary approval letter. One mylar copy and three (3) paper copies shall be required. An electronic version of the final plat shall also be required. The applicant may opt to not submit an electronic version of the plat, but an additional fee shall be charged. The fee shall be \$10 plus \$1 per subdivision lot. Appendix A-III lists all the items required

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to be shown on the plat. The applicant is responsible for hiring the surveyor and ensuring that the plat reflects the desired subdivision. If the Planning and Zoning staff determines that significant changes have been made from the Sketch Plan/Preliminary Plat, the applicant shall be required to file a new application based on those changes.

A. Approval of the Final Plat

1. The Land Use Administrator shall review the Final Plat and ensure that all the necessary items are included.
2. The plat shall be reviewed by the IT department to determine accuracy of measurements and whether road names are acceptable.
3. If the subdivision includes infrastructure and/or open space that shall be privately maintained, subdivision restrictions or covenants shall be submitted with the Final Plat. These will be reviewed only to determine whether the required maintenance of private improvements and open space has been addressed. The general content will not be reviewed and at no time will these documents be enforced by the County.

B. Recording of Plat and Other Documents

1. The recording fee for the Final Plat shall be submitted to Planning and Zoning when the plat is submitted. Once the Land Use Administrator has approved and signed the plat, the plat shall be taken to the Recorder of Deeds Office and recorded.
2. The necessary recording fee shall be submitted for covenants or restrictions, if required. As long as the necessary maintenance items are covered, the covenants and/or restrictions shall be recorded with the Final Plat.

Section 167: Performance Guaranty

- A. If all subdivision improvements are not completed and installed prior to the recording of the Final Plat, the applicant shall submit a performance guaranty for the improvements as described in Appendix G.
- B. Approval shall be suspended upon failure of the developer to maintain the performance guaranty.

Section 168: Changes to Approved Construction Plans

If changes are made to the approved construction plans, revised plans shall be submitted for approval to the Public Works and Planning and Zoning Departments. Revised plans shall be submitted as soon as the change is planned/ discovered. Additional inspection fees may be required. If the change affects a recorded Final Plat, a revised Final Plat shall be required.

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Section 169: Lapse of Approval

- A. Preliminary Plat expiration
An approved preliminary plat shall lapse and be of no further effect if a complete Final Plat has not been submitted within 2 years of the date of Preliminary Plat approval by the Planning and Zoning Commission. If the subdivision is to be developed in phases, a phasing plan shall be required as part of the Preliminary Plat approval process. Two one-year extensions may be granted. Requests for extensions shall be submitted in writing and shall be accompanied by a fee of \$50.

- B. Sketch Plan expiration
For sketch plan subdivisions (no preliminary plat required), the sketch plan approval shall lapse if the final plat has not been submitted within 1 year of preliminary written approval. No extensions shall be given.

Section 170: Plat Vacation

- A. Administrative Vacation
 - 1. The following types of vacations may be done administratively by the Planning and Zoning Department.
 - a. Vacation of Entire Undeveloped Subdivision Plats, without platted roads - A recorded subdivision may be vacated in its entirety so long as all real estate contained within the subdivision to be vacated is wholly owned by the party or parties seeking vacation and no buildings, structures, utilities or other improvements have been constructed, erected or otherwise installed or placed upon property contained within the subdivision to be vacated. This shall only apply to structures or improvements constructed after the date of subdivision approval.
 - b. Partial vacation (large lots), not including platted roads – One or more lots, but less than the entire subdivision, may be vacated from an existing subdivision, provided there are no existing subdivision restrictions or covenants and each lot to be vacated is over 10 acres.

 - 2. Procedure for Administrative Vacation.
 - a. A subdivision application shall be required by the County for processing and the subdivision fee shall apply.
 - b. Application shall be accompanied by a statement certifying that the subdivision is not subject to any legally binding restrictions or covenants.
 - c. A written instrument shall be prepared and submitted to the County stating the name and location of the subdivision to be divided. The name and signature of the owner(s) shall be required. In addition, a copy of the plat shall be attached to the instrument.
 - d. This document must be signed and approved by the Land Use Administrator.

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- e. The Planning and Zoning Department shall record this document with the Recorder of Deeds. Recording fees shall be charged upon submittal to the Department.
- B. Vacation with Hearing Required.
- 1. Vacations of subdivisions that include platted roads shall require a public hearing.
 - 2. The process for a public hearing for vacating a subdivision is as follows:
 - a. Application Filing
Vacation applications shall be submitted to the Planning and Zoning Department on forms available in the Planning and Zoning Department. The application shall include evidence that all utility providers in the general area of the application have been notified. The application shall be made by all owners of lands on the subject property or properties. It is recommended that application also be made to the County Commission at this time on forms provided by the County Commission office.
 - b. Planning and Zoning Department's Review and Report
The Planning and Zoning Department shall review the proposed Vacation application and provide a report to the Planning and Zoning Commission.
 - c. Planning and Zoning Commission's Review and Recommendation
Within 30 days of receipt of a complete Vacation application, the Planning and Zoning Commission shall review the application and make a recommendation to the County Commission, based on the Approval Criteria listed below (e). This shall not be a public hearing.
 - d. County Commission Review and Decision
After receiving the recommendation of the Planning and Zoning Commission, the County Commission shall take action on the application based on the Approval Criteria listed below (e). This shall be done in accordance with the Missouri State Statutes as well as any procedures established by the County Commission.
 - e. Approval Criteria
The criteria for approving a vacation application shall include, but not be limited to the following:
 - i. Due and legal notice has been provided as required by Missouri State Statutes;
 - ii. No private rights will be injured or endangered by the Vacation;
 - iii. The public will suffer no loss or inconvenience from the Vacation; and
 - iv. The purpose of this Vacation is not to avoid following current County regulations.
 - 3. Easements
The county shall retain or require easements in the vacated property if deemed necessary to protect the public welfare.

C. Recordation

Upon approval of a Vacation request, a certified copy of the approval shall be recorded in the office of the County Recorder of Deeds. The applicant shall pay the recording fees.

D. Vacation prohibited

Partial Vacations shall be prohibited when the lots to be vacated are less than 10 acres in size.

Division II. Residential Subdivision Standards

Section 171: Layout and Design

Subdivision layout and design shall be consistent with the goals of the Franklin County Master Plan. The layout and density shall conform to the requirements of the zoning district in which it lies and all other applicable requirements as stated in this document.

A. Traffic Movement and Coordination with Surrounding Streets

1. In designated areas, the street system of a subdivision shall be designed to coordinate with existing, proposed, and anticipated streets to create an integrated system of infrastructure that allows for efficient movement within the subdivision and between adjacent developments. Over-reliance on arterial streets shall be avoided.
 - a. Rights-of-way designated for a new subdivision shall connect with any previously platted connector rights-of-way in adjacent subdivisions.
 - b. If no adjacent right-of-way connections are platted, the subdivision rights-of-way shall connect with adjacent tracts to allow for the connection with future subdivisions.
2. Whenever connections to anticipated or proposed surrounding local streets are required, the street right-of-way shall be extended to the property line at the point where the connection to the anticipated or proposed street is expected. Stub streets need not be built until roads are to be connected. The developer shall erect a sign at the roadway terminus that indicates that the roadway will be extended for future development. The size, text, and color of the sign shall be subject to approval of the Planning and Zoning Department. When it is deemed necessary to accommodate emergency vehicles and facilitate the flow of traffic, temporary turnarounds shall be required at the end of such streets pending their extension.
3. Residential subdivisions need not connect with Commercial Subdivisions and vice versa, especially if such a connection would increase truck traffic through a residential area.
4. The following areas are subject to the 1-3 of this Section: All areas within 1.5 miles of any incorporated areas and the CD, CA-3, RD, and RD2 zoning districts.
5. If the development has 30-49 units, an emergency access road shall be required.
6. A development with at least 50 units and not more than 100 units requires a fire access road and a boulevard style entrance. Boulevard entrance shall have 20' driving lanes and a six (6) foot island. The island shall go at least 100 feet into the subdivision as measured from the right-of-way line.
7. If the development has more than 100 housing units, it shall be served by at least two approved entrances.

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8. If the proposed development is estimated to create at least 100 peak hour trips, a traffic impact study shall be required prior to approval of the subdivision construction plans.
9. It is prohibited for the developer to reserve strips of land in order to prevent or control road access to adjacent tracts of land.

B. Street Layout and Intersections

1. All permanent or temporary dead-end streets greater than 150 feet in length shall be developed as cul-de-sacs in accordance with Table #8-1. T-intersections may also be accepted if approved by the Land Use Administrator and Public Works Director.
2. Islands may be built at the center of cul-de-sacs in accordance with Table #8-1. Islands shall not be built with vertical curbs.
3. All streets shall intersect with other streets at safe and convenient locations.
4. Traffic signs shall be installed in accordance with the most recent Manual on Uniform Traffic Control Devices (developed by the Federal Highway Administration). Traffic signs shall be shown on construction plans.
5. Streets shall intersect as nearly as possible at right angles, and no two streets shall intersect at less than 60 degrees. Not more than two streets shall intersect at any one point, unless the Public Works Director certifies that such an intersection can be constructed with no extraordinary danger to public safety.
6. Whenever possible, proposed intersections along one side of a street shall coincide with existing or proposed intersections on the opposite side of such street. In any event, where a centerline offset (jog) occurs at an intersection, the distance between centerlines of the intersecting streets shall be not less than 150 feet.
7. Except when no other alternative is practicable or legally possible, no two streets may intersect with any other street on the same side at a distance as determined by Table #8-1 (See Table #8-1 – minimum block length).
8. Streets shall be laid out so that residential blocks do not exceed a distance as determined by Table #8-1 (See Table #8-1 – maximum block length).
9. Streets that exceed 1000 feet in length without a cross street shall require a turnaround at an approved location. An additional turnaround is required for every additional 1000 feet of roadway.
 - a. The diameter for a turnaround shall be the same as that of a cul-de-sac.
 - b. A T-intersection would also be an acceptable turnaround. The T-intersection shall be built to at least the same standard as the roadway itself.

C. Street Width and Pavement Standards

1. All residential streets constructed after the effective date of these regulations shall have a right-of-way of at least fifty (50) feet. Streets in low density subdivisions (3 or more acres per lot) that were created to conform to the previous right-of-way requirement of forty (40) feet shall be acceptable, but only if the fifty (50) foot requirement cannot be met.
2. If a forty (40) foot right-of-way was created in conformance with previous regulations and shall be used to provide subdivision access, any portion of the subdivision access road that lies on the applicants' property shall be widened to fifty (50) feet. If the applicant's property is on only one side of the road, that portion of the road shall be widened to twenty-five (25) feet from the centerline for a minimum of a 45 foot right-of-way.
3. Any subdivision with less than 3 acres per lot shall be accessed by a right-of-way of at least fifty (50) feet from the point the road leaves the public right-of-way until each lot in the subdivision has been accessed.
4. Installation of gravel, pavement, and related improvements shall conform to the Franklin County Highway Department Specifications.
5. See Table #8-1 for complete information on street standards for subdivisions.

D. Street Grade and Drainage Requirements

1. The maximum grade on streets with lot sizes of less than 5 acres shall be 12%.
2. In low density subdivisions in which the lot size is 5 acres or greater, the maximum grade may be 15%. Any street with a grade that exceeds 12% must be hard surfaced.
3. Curb and gutter shall be required for any traditional subdivision with lots that are less than one acre in size.
4. Swales may be used in lower density subdivisions and may also be permitted in approved PUD or Cluster Developments.

E. Sidewalks

1. Sidewalks shall be required in the following situations:
 - a. Subdivisions with a density of three or more units per acre as shown in Table #8-1.

- b. On roads that are likely to be a route to a school, park, or other public amenities. This shall not be required if the destination is more than ½ mile from the subdivision.
 - c. On a publicly maintained road if the development is within 1000 feet of an existing sidewalk on the same side of the street.
- 2. A Pedestrian Circulation Plan shall be required whenever sidewalks are required within a development. This requirement may be waived by the Administrator or Public Works Director.
- 3. Sidewalks shall not be required on limited access highways.
- 4. Sidewalks shall meet the requirements of the Americans with Disabilities Act. If the sidewalk grade exceeds 8.3%, wider sidewalks and/or level landings shall be required per ADA requirements.
- 5. Sidewalks shall be built with a minimum width of 4 feet.
- 6. The maximum grade of the sidewalk from edge to edge shall be no more than 2%.
- 7. Installation and maintenance of the sidewalks shall be the responsibility of the developer, the adjacent property owner, or the homeowners association. This issue shall be addressed in the subdivision restrictions.

F. Lot Layout and Dimensions

- 1. Ratio of Depth to Width
Excessive depth in relation to lot width shall be avoided. Lots shall not exceed a depth to width proportion of 4:1. Width shall be defined as the width at the midpoint of the lot.
- 2. Flag Lots
Flag lots shall be permitted on properties of irregular shape to allow better utilization of such properties and shall not be permitted when such lots would substantially increase the number of access points on the road.
 - a. If the parcel in question is a flag lot, the average width shall be measured exclusive of the access strip. No portion of the access strip shall be included when computing the required area for the lot.
 - b. For all such lots, there shall be a minimum access strip of 50 feet in width.
 - c. The access strip shall not exceed 500 feet in length.
 - d. No more than one flag lot shall be created from a single parcel.
 - e. Flag lots shall be subject to the required setbacks of the applicable zoning district and shall apply only on the “flag” portion of the lot.
- 3. Setbacks
Single-family residential lots shall have minimum front, side, and rear setback requirements as described in Table #8-2. Buildings and other structures shall not

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be built in the setbacks (see Section 234 for complete description). This shall apply to all properties, including those that are not part of subdivisions and situations in which the same owner owns two or more adjacent lots.

4. Width

No lot, except a common ground or utility lot, shall be created that is so narrow or irregularly shaped that it would be impracticable to construct on it a building of adequate size that would meet the setbacks and other dimensional requirements of the zoning district. See Section 233 for more information.

G. Subdivision Access from County and State Roads

1. The proliferation of individual driveways on state and county roads shall be avoided. Subdivisions with lots that are less than 5 acres shall have one main subdivision entrance and may have one additional driveway provided that driveway is at least 200 feet from the entrance.
2. Subdivisions in which all lots are 5 acres or greater may have multiple entrances at the discretion of the Public Works Director. All new entrances shall be at least 200 feet from existing intersections.
3. Driveway entrances and subdivision access roads off of county roads must receive the approval of the Franklin County Highway Department prior to recording of the subdivision plat.
4. Driveway entrances and subdivision access roads off of state roads must receive approval from the Missouri Department of Transportation (MoDOT) prior to recording of the subdivision plat.
5. Subdivisions that access existing private roads and are anticipated to impact the traffic on county roads or state roads shall be reviewed by the Highway Department to ensure the safety of the road access. Additional entrance improvements may be required based on this review.

Table #8-1 – Street Width and Standards – Single Family Subdivisions

Improvements	Tier 1 Residential At least 10 acres, but less than 20 acres	Tier 2 Residential At least 3 acres but less than 10 acres	Tier 3 Residential At least 1 acre, but less than 3 acres	Tier 4 Residential Less than 1 acre
Right-of-way (minimum - feet)				
Major Arterial (1)	n/a	n/a	90 (5 lanes)	90 (5 lanes)
Major Arterial (2)	n/a	n/a	80 (4 lanes)	80 (4 lanes)
Minor Arterial	n/a	60	60	60
Collector	n/a	50	50	50
Local	50	50	50	50
Block Length				
Maximum feet	n/a	2640'	2640'	1000'
Minimum feet	n/a	500'	500'	300'
Cul-de-sac				
Minimum radius of pavement (feet)	n/a	35'	40'	40'
Minimum radius with island ¹	40'	40'	48'	48'
Minimum radius ROW (feet)	50'	50'	50'	50'
Pavement width (feet)				
Major Arterial	n/a	n/a	48' to 60' edge to edge PVT	48' to 60' edge to edge PVT
Minor Arterial	n/a	n/a	36' edge to edge PVT	38' edge to edge PVT
Collector	n/a	30' edge to edge PVT	30' edge to edge PVT	38' edge to edge PVT
Local	n/a	20' edge to edge PVT	26' edge to edge PVT	30' back to back of curb Or 32' back to back of curb for high density subdivisions ²
Sidewalks Required	No	No	No	Yes ³

¹ Driving lane w/ island must be no less than the width of the roadway

² Required when density is three or more units per acre

³ Required when density is three or more units per acre

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Table #8-1 cont. – Street Width and Standards – Single Family Subdivisions

Improvements	Tier 1 Residential At least 10 acres but less than 20 acres	Tier 2 Residential At least 3 acres but less than 10 acres	Tier 3 Residential At least 1 acre, but less than 3 acres	Tier 4 Residential Less than 1 acre
Minimum Street Pavement Standards				
Major Arterials	n/a	Asphalt/Concrete	Asphalt/Concrete	Asphalt/Concrete
Minor Arterial	n/a	Asphalt/Concrete	Asphalt/Concrete	Asphalt/Concrete
Collector	n/a	Gravel/Asphalt/Concrete	Asphalt/Concrete	Asphalt/Concrete
Local	n/a	Gravel/Asphalt/Concrete	Asphalt/Concrete	Asphalt/Concrete
Parking on road	No parking	No parking (posted)	1 side (posted)	1 side (posted)

Table # 8-2 – Setbacks and Utility Easements

	Tier 1 Residential 10 acres and above	Tier 2 Residential At least 3 acres but less than 10 acres	Tier 3 Residential At least 1 acre, but less than 3 acres	Tier 4 Residential Less than 1 acre
Set Backs				
Front				
on private street	50'	25'	25'	25'
on State or County Road	50'	35'	35'	35'
Side yard/ Rear yard				
on property line	20'	10'	10'	10'
on private street	50'	25'	25'	25'
on State or County Road	50'	35'	35'	35'
Utility Easements – Minimum				
On private street or road	15'	15'	15'	15'
On public street or road	20'	20'	20'	20'
Side	10'	10'	10'	10'
Rear	10'	10'	10'	10'
Open Drainage	Variable	Variable	Variable	Variable
Storm Sewer	20' min	20' min	20' min	20' min
Utility not on lot lines	20' min	20' min	20' min	20' min

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H. Maintenance and Dedication of Streets

1. Rights-of-way in subdivisions shall be dedicated depending on who shall be responsible for the maintenance of streets.
2. The following are the possible types of streets. All of these streets must meet the minimum standards for subdivision development. The type of streets intended for use by the subdivision shall be stated on the plat (see Appendix A-III for dedication certificates).
 - a. Dedicated for public use and publicly maintained
 - b. Dedicated for public use and privately maintained
 - c. Dedicated for subdivision use and privately maintained (The subdivision is responsible for maintaining and enforcing the privacy of these streets.)
3. Streets that are dedicated for public use shall not be maintained by the County unless approved by the Public Works Division and accepted by the County Commission by Commission Order. Acceptance of roads may be considered if the road is built to minimum standards and
 - a. Lies in a transportation corridor according to the county transportation plan, or
 - b. Would be a beneficial connection between subdivisions, or
 - c. Lies in a special taxing district.
4. Streets that are dedicated to the public and accepted by the County for maintenance shall be deeded to the County.
5. When a subdivision includes streets that shall be privately maintained by the subdivision, a road maintenance agreement shall be submitted for recording to the Planning and Zoning Department when the final plat is submitted. The road maintenance agreement and any other private subdivision restrictions or covenants shall be enforced by the developer or the homeowner's association. These restrictions or agreements shall not be enforced by the County.
6. All property within a proposed subdivision adjacent to a publicly maintained right-of-way shall convey from the centerline of such right-of-way half the balance required as prescribed in the Franklin County Roadway Classification Plan.
7. The Public Works Director may require that a street be dedicated to the public if it has the potential to become a connector road in the future, based on the Franklin County Transportation Plan. Any such roads shall be maintained by the public.

I. Street Lighting

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1. Street lighting shall be required in subdivisions with three or more units per acre at an intensity of at least 0.5 footcandles. Street lighting plans shall be included in the improvement plans and submitted to the County and to the local utility company.
2. Installation of street lighting shall be the responsibility of the developer. Maintenance shall be the responsibility of the developer or the homeowners' association.
3. Subdivisions that are not required to install street lights throughout the subdivision, but that have 25 lots or more shall provide a street light at the subdivision entrance and any other road intersections within the subdivision.

J. Street Trees and Landscaping

1. Landscaping at entrances to subdivisions and along subdivision roads is permitted and encouraged where appropriate.
2. Such landscaping shall not be placed in easements and shall not block site distance.
3. Landscaping plans shall be submitted whenever landscaping is planned.
4. Landscaping shall be maintained by the developer or homeowners association. A maintenance agreement shall be established.

K. Street Name Signs

1. Street name signs shall be required in accordance with the guidelines of the Franklin County Addressing/ IT Department.
2. Names of streets shall be identified on the preliminary and final plats. Street names are subject to the approval of the Franklin County Addressing/IT Department.
3. All street name signs shall be installed by the County. Fee shall be paid prior to recording of the final plat.

L. Subdivision Names

1. Subdivision Names shall not duplicate or be similar in pronunciation to any existing subdivision names.
2. Subdivision Names shall be subject to the approval of the Planning and Zoning Department.

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3. Subdivision Names shall not exceed 35 characters. In unique circumstances, this requirement may be waived by the Land Use Administrator.

M. Residential Subdivision Signs/Marquees

1. Signs are allowed and encouraged at every major entrance to a subdivision (i.e. intersection with a public or private road).
2. Signs shall be located in an easement or common ground area that is either owned or maintained by the developer or homeowner's association.
3. Signs shall not be located within a utility easement.
4. Signs shall not obstruct sight distance, based on the standards of the Franklin County Highway Department.
5. Design and location of sign shall be submitted with construction plans.

N. Easements

1. Utility Easements
 - a. A fifteen (15) foot utility easement shall be required on both sides of all privately maintained rights-of-way, whether they be newly created or previously existing.
 - b. A twenty (20) foot utility easement shall be required along all state and county maintained roads.
 - c. Utility easements of ten (10) feet shall be required on the rear and side lot lines, unless a larger easement is requested by the utility company.
 - d. All utility easements shall be shown on the subdivision plat.
 - e. Utility easements shall not be obstructed by structures, retaining walls, manmade ponds or other permanent items. Easements may be provided in alternate locations, if necessary.
2. Private Roadway Easements
Private road easements that lie on a property platted as a subdivision, but that are not accessed by that subdivision, shall be shown on the subdivision plat. As long as this easement will not be used for access by anyone in the subdivision this roadway need not conform to the subdivision road standards. Setbacks from this road shall be required in compliance with Section 171-F.
3. Easements shall be shown that provide access to treatment plants, wells, common ground, and other subdivision facilities. Minimum width shall be twenty (20) feet.

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Division III. Open Space

Section 172: Purpose and Definitions

The purpose of the subdivision open space requirement is to protect the County's unique attributes and natural resources, protect land value, encourage the incorporation of natural beauty into housing developments, provide recreational opportunities for residents, and minimize environmental damage caused by high density developments and impervious pavement.

Definitions:

Open Space: Property within a subdivision to be maintained by the developer and/or owner in an undeveloped state in a manner approved by the Commission, to be used for passive or active recreation; sediment, erosion or stormwater control; or for preservation of natural features.

Park: A mostly undeveloped area with some usable recreational land to be dedicated for public use.

Buffer: An undeveloped area – usually wooded, that provides separation between two different uses.

Recreation Areas: Areas that provide opportunities for passive recreation, such as trails and undeveloped fields, or active recreation, such as ball fields, courts, and swimming pools.

Section 173: Open Space Requirements in Subdivisions

A. Minimum percentage open space

Open space shall be designated according to the following table:

Number of dwelling units	Lots with at least 3 acres	Lots with at least 1 acre and less than 3 acres	Lots with less than 1 acre
2 to 25	0%	0%	5%
26 to 50	0%	5%	10%
>50	0%	10%	10%

B. The following items shall be considered open space as long as they are designated according to Section 174 below.

1. Conservation of natural, archaeological, and historical resources
2. Meadows, woodlands, wetlands, and other undisturbed natural features
3. Unbuildable land as defined by this section
4. Walking or bicycle trails
5. Passive recreation areas
6. Active recreation areas

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7. Stormwater management practices as long as they are well maintained and enhance the appearance of the subdivision
8. Agricultural, horticultural, or pasture uses provided that such uses apply best management practices to minimize environmental impacts, in accordance with a Conservation Plan approved by the Franklin County Soil and Water Conservation District
9. Landscape easements or buffer strips provided that such buffers are designated as open space and serve the purpose of protecting a natural resource or separating a subdivision from an adjacent undesirable use or feature
10. Stream buffers

Section 174: Designation of Open Space

Open space shall be designated in one of the following ways
(See Appendix A-III for the appropriate language to be placed on the plat)

- A. Provide fee simple title to a homeowner's association with a deed restriction that ensures that the land will not be developed.
- B. Designation of a trail easement. Trail shall be developed prior to final plat or an escrow shall be filed to guarantee that the trail shall be built.

Section 175: Landscape Easements and Buffers

- A. Landscape easements or buffer strips shall be required when a subdivision is adjacent to a railroad right-of-way or a limited access highway. Such buffers shall be at least 50 feet in depth and may be considered part of the platted subdivision lots.
- B. Landscape easements or buffer strips shall also be required when a multi-family subdivision is located adjacent to an existing single-family subdivision. The width of the buffer may vary depending on the use and topography and shall be determined by the Planning and Zoning Commission or Staff.
- C. The majority of existing trees and vegetation in the landscape easement or buffer shall not be disturbed. If existing vegetation does not provide for at least a semi-opaque screen to 6 feet, additional vegetation may be required, subject to the use of the property. See Article 13 and Appendix E for more information about screening.

Section 176: Stream Buffers

- A. A stream buffer for a regular stream shall be designated as the area within 100 feet of the stream bank. For the purposes of this section, a regular

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stream shall be defined as those streams that are identified as solid blue lines on the USGS map.

- B. The stream buffer for an intermittent stream shall be the area within 50 feet of the top of the stream bank. These streams shall be defined as those streams that are identified as dashed blue lines on the USGS map.
- C. For those streams or channels that are not shown on the USGS map, but have drainage areas of at least 50 acres, the required buffer shall be the area within 30 feet of the top of the stream bank.
- C. Areas with steep slopes may require a wider stream buffer for greater erosion control.
- D. Clearing, grading, and other vegetation disturbance in the stream buffer shall not be allowed without the approval of the Planning and Zoning Department.
- E. Roads, trails, bridges, utilities, and stormwater management facilities within the stream buffer shall be subject to review by the Planning and Zoning Department.
- F. Stream buffers for regular and intermittent streams shall be designated as open space in subdivisions in which open space is required. Stream buffers for other streams (those described in 176 C) may also be designated as open space. If streams lie in a subdivision in which open space is not required, stream buffers may be part of the subdivision lots. All stream buffers shall be labeled on the final subdivision plat.

Section 177: Unbuildable Land

- A. Unbuildable land is defined as the area of a site that includes wetlands and submerged areas, stream buffers, the 100-year floodplain, and sinkholes.
- B. Such areas shall not be included in any lots where the density exceeds one unit per acre. These areas shall be labeled as open space or common ground on the plat.
- C. Where density is less than one unit per acre, unbuildable land may be included in the lot acreage; however the buildable land on each lot shall be at least one acre for those lots where on site utilities are proposed. In addition a perc or soil morphology test shall show that a septic system may be built, if applicable.

Section 178: Tree Preservation

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- A. In order to preserve the natural beauty of Franklin County, it is recommended that developments preserve as many trees as possible when developing a wooded property. Developers are also encouraged to plant trees on subdivision lots to replace those that have been removed.
- B. If open space and/or buffers are required in a subdivision that lies on a wooded property, these areas shall remain wooded, unless otherwise approved by the Planning and Zoning Department.

Section 179: Parks and Recreation

- A. Subdivision developments with a density of 3 units or more per acre and with at least 100 units shall provide an area for recreational activity for residents according to the following formula:

$$\text{Number of dwelling units} \times 0.02 = \text{Acres of parkland required}$$
- B. The required parkland space shall consist of at least one of the following items: Biking or hiking trails, swimming pool, athletic field, playground equipment, picnic area, tennis courts, golf course, usable open space (grassy area with a slope of 5% or less), or other approved recreational facility.
- C. Parks and recreation space may satisfy the required open space for a subdivision. This does not relieve other required easements or buffers.
- D. If the amount of park land required is greater than the amount of general open space required, the required park land area shall be developed.
- E. Park land shall be dedicated to the public or to the subdivision. Language to be used on the plat can be found in Appendix A-III.

Section 180: Stormwater Lots

- A. Water retention and detention areas shall not be considered part of any subdivision lot and shall be considered open space.
- B. Other stormwater collection methods, such as bioretention facilities, shall be considered open space.

Section 181: Ownership and Maintenance of Open Space

- A. Subdivisions that include open space shall file covenants and restrictions that state how these areas shall be maintained. This document shall be recorded by the Recorder of Deeds.

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- B. If Open Space is to be deeded to the subdivision's homeowners' association, a restriction shall be placed on the deed to identify that lot as common ground and restrict it from being developed. Open space shall not be included as part of any residential subdivision lot.
- C. Subdivisions that are located adjacent to an existing park may designate open space to be added to that park and dedicate that land to the County or to an adjacent subdivision. This shall be subject to approval by the Planning and Zoning Department and the County Commission.

Section 182: Donation to Parks Fund in Lieu of Open Space

- A. Developers may, in lieu of creating open space within the subdivision, donate to the Franklin County Parks Fund. This shall be subject to approval by the Planning and Zoning Department.
- B. The appropriate amount of the donation shall be figured based on the following formula:
 A = Amount of land required to be used for open space
 B = Post-development fair market value of land
 A X B = In-lieu fee
- C. This option does not apply to those required to provide park land according to Section 179.

Section 183: Design and Layout of Open Space

- A. Open space reserves shall be designed to preserve and maintain mature woodlands, fields, pastures, meadows and orchards, stream corridors, etc., and shall create sufficient buffer areas to minimize conflicts between residential areas and conflicting uses, including working farms.
- B. Open space networks shall be continuous and not designed in unconnected fragments. Open space within a neighborhood shall build upon existing natural networks, such as a stream system and/or ravines. Active recreation areas - such as playfields, recreation equipment, etc. - shall be connected to the network. Components of the open-space network shall not be linear unless protecting a linear feature such as a stream corridor, hedgerow or treeline. Consideration should also be given to providing for interconnected wildlife corridors.
- C. Pedestrian and bicycle connections may be provided so residents have options other than using the road network. These trails shall be considered open space and shall also abut existing or potential open space land on adjacent parcels, whenever possible.

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Section 184: County Parks and Trails

- A. Those open space areas designated as part of the County's trails and parks plan shall be dedicated to the County for this purpose.

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Division IV. Multi-family Development Standards

Section 185: Definitions

Multi-family Housing Development: Residential development in which more than one housing unit is located on a single lot.

Duplex: One building on a single lot with two units (units must be attached by a common wall).

Fourplex: One building on a single lot with four units (units must be attached by a common wall).

Multi-plex: Development with multiple residential buildings on one lot.

Row House: One of three or more dwelling units joined side by side, but not having any other dwellings above or below. Shall not exceed six attached units or 300 feet of frontage, whichever is less.

Residential Building: A building containing one or more residential dwellings.

Condominium: A form of individual ownership in a multiple-unit dwelling, townhouse, or detached house in which the owner buys title to a single unit and an interest in common areas.

Single Lot Multi-family Development: Development of one lot into a multi-family development without subdividing.

Multi-family Subdivision: Subdivision in which land is divided and more than one unit is located on at least one lot.

Zero-Lot Line Lot: A lot created with no side yard set back on one or more sides of the lot. This may be used to divide two or more units where the common wall between the units is determined to be the common boundary line to create two or more separate attached single-family dwelling units. Although each unit is located on a separate lot, this development shall be classified as a Multi-family Housing Development and is subject to all the standards of this section.

Section 186: General Standards

For any part of the development not regulated in Sections 185-190 and not listed on Table #8-4, multi-family developments shall meet the standards outlined in Section 171 (Subdivision Standards).

Section 187: Multi-family Apartment Buildings

Apartment buildings shall have no more than 3 levels or a maximum height of 45 feet.

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Section 188: Utilities and Services

- A. Multi-family developments shall provide water and sewer services consistent with the following table. Certain requirements may vary depending on the number of bedrooms in each unit.

Table #8-3

	Lot size less than 3 acres	Lot size at least 3 acres but less than 5 acres	Lot size 5 acres or more
Duplex	Central water and sewer required	On site wastewater treatment and water wells acceptable	On site wastewater treatment and water wells acceptable
Fourplex	Central water and sewer required	Central water system (approved by MoDNR) required, on site engineered wastewater treatment acceptable	On site wastewater treatment and water wells acceptable (engineered systems)
Multi-plex with up to 6 units	Central water and sewer required	Central water and sewer required (both must be approved by MoDNR)	Central water system (approved by MoDNR) required, on site engineered wastewater treatment acceptable
Multi-plex with 7 units or more	Central water and sewer required	Central water and sewer required	Central water and sewer required

- B. Fire protection shall be required per Section 197.
- C. Adequate storm drainage facilities shall be provided in accordance with Section 198, Article 11, and Appendix I.
- D. Trash dumpsters shall be required for any development in which each unit does not have an individual driveway (or other means for single-unit trash collection). Dumpsters shall be screened from those on or near the property.

Section 189: Multi-family Development Layout and Design

- A. Roads, driveways, and sidewalks
1. Within multi-family developments, all rights-of-way and driveways shall be designed and constructed to facilitate the safe and convenient movement of motor vehicle and pedestrian traffic. Any new roads to be created for a

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multi-family development shall be required to meet the standards in Table #8-4.

2. Parking areas and driveways for multi-family developments shall be paved (concrete or asphalt). Refer to Appendix D for the minimum standards for driveways and parking areas.
3. If a development contains multiple buildings, each with an individual garage and driveway, which are linked by an access road which exceeds 300 feet, that road shall meet the requirements listed in Table #8-4.
4. Setbacks and utility easements shall be required on all property lines and platted roadways in compliance with Table #8-4.
5. Multi-family developments with more than 8 units shall provide sidewalks in accordance with Section 171-E, unless waived by the Planning and Zoning Department. Multi-family developments shall also be subject to sidewalk requirements if they meet the criteria in 171-E #1(b-c). A Pedestrian Circulation Plan shall be required unless waived by the Administrator or Public Works Director.
6. The following table describes the driveway requirements for multi-family developments. The number of units shall not be based on the development in its entirety and shall be used only to apply to those units on a given driveway. There shall be no parking on the driveways.

Number of units	Driveway width
8 or fewer	20 feet
More than 8	24 feet

B. Zero Lot Line

1. Zero lot lines shall apply only to side setbacks that serve as common walls between units. Front, rear, and side yard setbacks shall comply with Table #8-4.
2. Zero lot line lots may be less than the minimum acreage for the zoning district as long as the development does not exceed the maximum density for the zoning district.
3. With approval from the Planning and Zoning Department zero lot line lots may be allowed for attached units only according to the following regulations:
 - a. Detached single family homes shall not be allowed on lots with zero setbacks.

- b. Common walls shall be attached a minimum 60% of the length of the entire building wall.
- c. Preliminary plat for a zero lot line development shall show building footprints for the development.
- d. Covenants and restrictions shall be submitted prior to final approval and shall include a maintenance agreement and appearance standards for the owners of all zero lot line parcels to ensure equal and reasonable maintenance and repair schedules are conducted for all single family attached residential units.
- e. An eight-foot maintenance easement, four-feet on each side of any zero-lot line side property line, to allow for normal maintenance of each single-family attached residential unit, shall be shown on the final plat. This shall apply only to the exterior portion of the building.

C. Landscaping/ buffers

- 1. Multi-family developments located next to existing single-family residential or agricultural uses shall provide a buffer and or screening at the edge of the property line.
- 2. This buffer/screen shall be fairly opaque and shall be deemed satisfied by a 6 foot landscaped buffer or an opaque wall or fence 6 feet in height.

D. Open Space

- 1. Open Space in Multi-Family Developments shall be required according to the following table:

Number of dwelling units	Density of one (1) dwelling unit per acre or less	Density of more than one (1) dwelling unit per acre
2 to 25	0%	5%
26 to 50	5%	10%
>50	10%	10%

- 2. The required open space in a multi-family development shall follow all requirements in Sections 172-184 with the exception of the minimum required open space, which is designated in the table above.

Section 190: Parking

- A. Each unit shall be provided with at least 2 parking spaces. One additional space will be required for every five (5) units in the development.

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- B. Parking spaces shall be shown on the plat, whether they be individual garages or parking lots.
- C. Parking layout shall conform to Article 12.
- D. Individual garages need not provide space for more than 2 vehicles.

Section 191: Lighting

- A. Streets and/or parking areas in multi-family developments shall provide lighting at an intensity of at least 0.5 footcandles.
- B. Lights shall be located at the entrance to the development and at all intersections within the development. Additional lights shall be installed as necessary to provide the required 0.5 footcandles on all streets, parking areas, and sidewalks within the development.
- C. Lights installed on the buildings may help satisfy the minimum lighting requirement.

Table #8-4 – Street Width and Standards – Multi-Family Subdivisions/Developments

Improvements	Duplexes, Fourplexes, Multi-family
Right-of-way (minimum - feet)	
Major Arterial (1)	90
Major Arterial (2)	80
Minor Arterial	60
Collector	50
Local	50
Block Length	
Maximum feet	1000
Minimum feet	300
Cul-de-sac	
Minimum radius of pavement (feet)	40'
Minimum radius with island ¹	48'
Minimum radius ROW (feet)	50'
Pavement width (feet)	
Major Arterial	48' to 60' edge to edge PVT
Minor Arterial	38' edge to edge PVT
Collector	38' edge to edge PVT
Local	30' back to back of curb Or 32' back to back of curb if density is more than 3 units per acre
Sidewalks Required	Yes, if development has more than 8 units
Minimum Street Pavement Standards	
Major Arterials	Asphalt/Concrete
Minor Arterials	Asphalt/Concrete
Collector	Asphalt/Concrete
Local	Asphalt/Concrete
Parking on road	1 side (posted)
Setbacks	
Front	
on private street	25'
on State or County Road	35'
Side yard/ Rear yard	
on property line	20'
on private street	25'
on State or County Road	35'

¹ Driving lane w/ island must be no less than the width of the roadway

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Division V. Commercial/Industrial Development Standards

Section 191: Definitions

Commercial – A land-use classification that permits facilities for the buying and selling of commodities and services.

Commercial Development – A site that is intended to be used for commercial purposes. May be a single parcel, several parcels, or a subdivision.

Industrial, Heavy – A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

Industrial, Light – Research and development activities, the manufacturing, compounding, processing, packaging, storage, assembly, and/or treatment of finished or semi-finished products from previously prepared materials. Activities are conducted wholly within an enclosed building.

Industrial Development – A site that is intended to be used for industrial purposes (heavy or light). May be a single parcel, several parcels, or a subdivision.

Section 192: Utilities and Services

- A. A single-lot commercial/industrial development shall provide a sewer and water system that will serve the needs of the business. The single-lot development shall be served by public sewer or water whenever it is available within 200 feet of the property. Commercial or industrial subdivisions shall meet the requirements as stated in Section 196.
 1. The installation of septic tank-absorption systems shall be allowed only when the waste from the business includes general domestic-type waste, i.e. wastewater flows of human excrement, bathing, hand washing, and food service waste.
 - a. If the development will create less than 3000 gallons per day of domestic-type wastewater, the development may be served by an engineered on site wastewater system designed to handle the waste.
 - b. If the business will create more than 3000 gallons per day of domestic-type waste, the development shall be served by a DNR-approved engineered on-site wastewater system.
 2. If non-domestic waste is produced by a commercial or industrial development, a permit shall be obtained from DNR regarding the handling of the waste.

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3. The commercial or industrial development shall be served by public water (when available), a private well, or a non-community public well, depending on the type of business. Certain types of businesses and facilities that provide water for human consumption shall be required to prepare engineered plans and obtain a drinking water permit from DNR.
- B. Fire protection shall be required per Section 197.
 - C. Adequate storm drainage facilities shall be provided in accordance with Section 198, Article 11, and Appendix I.
 - D. All developments shall have trash dumpsters adequate to contain the trash waste produced by the activities taking place at that location. Dumpsters shall be screened from those on or near the property. This screening requirement may be waived for certain industrial areas.

Section 193: Layout and Design

- A. Roads and Access Drives
 1. All lots shall have frontage on a street that can adequately handle the traffic generated by the use. Any new roads to be created for a commercial or industrial development shall meet the requirements in Table #8-5.
 2. Each driveway entrance and exit shall be clearly defined with curbing, ditching, fencing, landscaping or vegetative screening so as to prevent access to the area from other than the defined entrance and exit.
 3. Standards for parking layout and landscaping are detailed in Articles 12 and 13.
 4. In commercial and industrial subdivisions, driveways to individual lots shall not be permitted to have direct access to any county or State Road but shall be limited to interior roads, unless approved by the Public Works Director. The Public Works Director may require a traffic management plan be submitted.
 5. Two or more entrances may be required based on the traffic management plan/traffic study.
- B. Setbacks shall be required based on the following table.

Setbacks	Commercial	Industrial
Front		
on street	25'	50'
on State or County Highway	35'	50'

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Side yard/ Rear yard		
on street	25'	50'
on State or County Highway	35'	50'
on property line	20'	25'

C. Utility Easements shall be the same as those required for residential subdivisions as stated in Section 171-N.

D. Sidewalks

1. Sidewalks shall be required in developments that are likely to generate significant numbers of pedestrians, including, but not limited to schools, day-care centers, office buildings, churches, and group residential homes.
2. Sidewalks shall be required in developments that contain retail or service uses that are expected to attract customers from residences, retail areas, places of employment, or places of public assembly within 1,500 feet of the development.
3. Sidewalks shall be required on roads that are likely to be a route to a school, park, or other public amenity. This shall not be required if the destination is more than ½ mile from the development.
4. Sidewalks shall be required on publicly maintained roads if the development is within 1000 feet of an existing sidewalk on the same side of the street.
5. A Pedestrian Circulation Plan shall be required whenever a development meets the criteria in #1-3 above. This requirement may be waived by the Administrator or Public Works Director.
6. The sidewalk requirement may be waived by the Administrator or Public Works Director.
7. Sidewalks shall not be required on limited access highways.

E. Buffers and Landscaping

1. A buffer shall be required whenever a commercial or industrial use is adjacent to a residential use or other dissimilar (lower impact) use.
2. This buffer/screen must be fairly opaque and shall generally be deemed satisfied by a 6 foot landscaped buffer or an opaque wall or fence 6 feet in height. Certain heavy industrial uses may require a more significant buffer, per the decision of the Land Use Administrator.

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3. The provision of landscaping and open space shall be highly encouraged within the development for aesthetic and environmental purposes.

Section 194: Lighting

- A. Parking areas: In all parking areas, lighting shall be required at the following standards: 1.0 footcandle in the parking area, but no more than 0.5 footcandle at the parking area's boundaries. A lighting plan shall be submitted to the appropriate electric utility company for comments.
- B. Street lighting: Street lighting shall be required for all commercial/industrial developments.
 1. In industrial and low density commercial areas, a street light shall be provided at every driveway access point, but need not be closer than every 150 feet.
 2. In a commercial area where businesses are located along the street, the minimum required lighting intensity shall be 1.0 footcandle. A lighting plan shall be submitted to the appropriate electric utility company for comments.

Section 195: Storage

- A. Outside storage of materials may be allowed if materials are neatly stacked and/or palletized, placed on an approved surface (pavement or gravel may be required depending on material), and located outside of the required setbacks.
- B. A maximum of four (4) roll-off trailers shall be allowed on a commercial property. These roll-offs shall be screened and shielded from view from the road and shall not be placed in the required designated parking area for the business. For certain businesses with a demonstrated need, flexibility in the administration of this requirement may be allowed with the issuance of a zoning permit.
- C. The use of tractor trailers and roll-offs shall not be limited in industrial development areas.

Table #8-5 Street Width and Standards – Commercial and Industrial Subdivisions/Developments

Improvements	Commercial	Industrial
Right-of-way (minimum - feet)		
Major Arterial (1)	90 (5 lanes)	90 (5 lanes)
Major Arterial (2)	80 (4 lanes)	80 (4 lanes)
Minor Arterial	60	60
Collector	50	50
Local	50	50
Block Length		
maximum feet	1000'	1000'
minimum feet	300'	700'
cul-de-sac street	150' to 1000'	150' to 1000'
Cul-de-sac		
minimum radius of pavement (feet)	45'	50'
minimum radius ROW (feet)	60'	70'
Pavement width (feet)		
Major Arterials	48' to 60' edge to edge PVT	48' to 60' edge to edge PVT
Minor Arterial	40' bk to bk of curb	40' edge to edge PVT
Collector	40' bk to bk of curb	40' edge to edge PVT
Local	40' bk to bk of curb	40' edge to edge PVT
Parking		
Major Arterials	on site parking	on site parking
Minor Arterial	on site parking	on site parking
Collector	on site parking	on site parking
Local	on site parking	on site parking
cul-de-sac streets	1 side street parking	on site parking
on-site parking	see Article 12	see Article 12
Minimum Street Pavement Standards		
Major Arterials	Asphalt/Concrete	Asphalt/Concrete
Minor Arterial	Asphalt/Concrete	Asphalt/Concrete
Collector	Asphalt/Concrete	Asphalt/Concrete
Local	Asphalt/Concrete	Asphalt/Concrete
Curb & Gutter Required	Yes, unless waived by Administrator	Optional, as approved by Administrator
On Street Lighting	Yes	Yes
Storm Drainage Required	surface & conduit systems	surface & conduit systems
Sidewalks	See Section 193-D	Not required
Trails - walking, biking, other	Highly Encouraged	Encouraged
Lot Width (minimum at Setback Line)		
Minimum on road	100'	100'
minimum on cul-de-sac	60'	60'
Stormwater Detention Required	Yes	Yes
Buffer zones	Applicable if against dissimilar uses	Applicable if against dissimilar uses

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Division VI. Construction Standards

Section 196: Utilities

A. Water Supply

1. Subdivisions shall be required to be supplied with an approved central water system if they meet the following criteria (see also table #8-6).
 - a. Residential subdivisions with lot size less than 3 acres.
 - b. Residential subdivisions with 7 or more lots between 3 acres and 5 acres
 - c. Residential subdivisions with more than 31 lots
 - d. Residential developments within a certain distance from existing water lines as designated by Table #8-7
 - e. Multi-family developments as shown in Table #8-3
 - f. All commercial or industrial subdivisions
2. Water systems shall meet the minimum standards according to the Missouri Department of Natural Resources and the Water District in which that system lies.
3. Existing public water lines shall be used whenever possible.
4. Any subdivision proposed within a water district shall notify the water district and give an opportunity to that water district to supply water.
5. Subdivisions shall be required to connect with existing systems only if the district is able to supply them with service.
6. If a subdivision lies within a water district and the district cannot provide service, privately developed water systems may be constructed. These systems shall be reviewed by the applicable water district prior to beginning construction and shall be offered for acceptance to the water district for maintenance.

B. Wastewater Systems

1. Subdivisions shall be required to be supplied with an approved central wastewater system if they meet the following criteria (see also Table #8-6).
 - a. Residential subdivisions with lot size less than 3 acres
 - b. Residential subdivisions with 15 or more lots between 3 acres and 5 acres
 - c. Residential subdivisions with more than 31 lots

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- d. Residential developments within a certain distance from existing sewer lines as designated by Table #8-7
 - e. Multi-family developments as shown in table #8-3
 - f. All commercial or industrial subdivisions
2. Sewer systems and treatment plants shall meet the minimum standards according to the Missouri Department of Natural Resources and the Sewer District in which that system lies.
 3. Existing public sewer lines shall be used whenever possible.
 4. Any subdivision proposed within a water or sewer district shall notify that district and give an opportunity to that district to supply sewer services.
 5. Subdivisions shall be required to connect with existing systems only if the district is able to supply them with service.
 6. If a subdivision lies within a water or sewer district and the district cannot provide sewer service, privately developed sewer systems may be constructed. All sewer collection systems shall be reviewed by the applicable district prior to beginning construction and shall be offered for acceptance to the district for maintenance.
 7. Any subdivision that has more than 7 lots with less than 5 acres and that intends for those lots to be served by on-site septic shall be required to obtain approval from the Missouri Department of Natural Resources.

Table # 8-6

	Lot size less than 3 acres	Lot size at least 3 acres but less than 5 acres	Lot size 5 acres or more
6 or fewer lots	Central water and sewer required	On site wastewater treatment and water wells acceptable	On site wastewater treatment and water wells acceptable
At least 7 lots but no more than 15 lots	Central water and sewer required	Central water system (approved by MoDNR) required, on site wastewater treatment acceptable with MoDNR approval	On site wastewater treatment and water wells acceptable
At least 16 lots but no more than 31 lots	Central water and sewer required	Central water and sewer required (both must be approved by MoDNR)	On site wastewater treatment and water wells acceptable
More than 31 lots	Central water and sewer required	Central water and sewer required	Central water and sewer required

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Table # 8-7

Number of lots in subdivision	1-2 lots	3-5 lots	6-10 lots	More than 10 lots
Subdivision shall have central water or sewer if...	public water or sewer lines are within 200 feet of subdivision	public water or sewer lines are within 500 feet of subdivision	public water or sewer lines are within 1000 feet of subdivision	public water or sewer lines are within 2000 feet of subdivision

Note: Distance shall be measured along public easements.

C. Other Utilities

1. All electrical, telephone, cable, and other distribution lines to serve new subdivisions shall be placed underground.
2. See Appendix I for storm sewer requirements.

Section 197: Fire Protection

- A. Developments shall be subject to the fire protection regulations enforced in each fire district.
- B. If a development lies in an area that does not have fire protection regulations, the following regulations shall apply:
 1. Developments shall be required to provide water for fire protection if they meet the following criteria.
 - a. All residential subdivisions with lot size less than three (3) acres and at least 10 lots
 - b. All commercial or industrial subdivisions (except single lot subdivisions)
 - c. Multi-family developments with at least four (4) units
 2. The requirement for fire protection shall be satisfied by one of the following methods:

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- a. Fire hydrants – a central water system that is capable of providing fire protection shall provide the subdivision with fire hydrants
 - i. Fire hydrants shall be placed every 600 feet in single-family residential developments and every 400 feet in multi-family residential developments. If the subdivision is determined to be a special hazard condition by the fire district, the district shall determine the fire hydrant spacing.
 - ii. Hydrants shall maintain a minimum flow of 1000 gallons per minute (GPM) for residential developments and 1500 GPM for commercial developments. Minimum pressure shall be 20 psi.
 - iii. Water lines that serve hydrants shall be at least 8 inches in diameter. If approval is obtained from the fire district and the Public Works Department, 6 inches may be acceptable in certain areas.
 - iv. Fire hydrant systems must be approved by the applicable fire district prior to construction.
- b. Dry hydrant (at a location acceptable to the fire district)
- c. Water holding facility
 - i. Shall provide a 30,000 gallon water holding facility.
 - ii. Shall be located at a position approved by the fire district.

Section 198: Stormwater Management

A. Drainage

- 1. All subdivisions shall provide a preliminary stormwater plan at the time of application. A final stormwater plan shall be submitted with the required construction plans.
- 2. Stormwater management shall also be subject to Article 11 and Appendix I.

B. Erosion Control

- 1. Properties shall be developed in such a way as to not cause an undue increase in soil erosion.
- 2. Any development that is to cause a land disturbance (as defined by the Missouri Department of Natural Resources) of more than one (1) acre of land shall submit an erosion control plan when construction plans are submitted. This plan shall be completed in accordance with Missouri DNR requirements.

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3. Activities that will cause a disturbance to the soil layer shall not begin until the erosion control plan has been approved by the Planning and Zoning Department and by the Missouri Department of Natural Resources.
4. Erosion control measures shall also be subject to Article 11 and Appendix I.

Section 199: Roads – See Appendix C for road construction standards.

Section 200: Traffic Impact Studies

A. Applicability

A traffic impact study shall be required for any residential development with at least 100 units or any commercial development that is expected to create at least 100 peak-hour trips (based on trip generation manual). Zoning map amendments shall also generally require a traffic impact study unless waived by the Public Works Director. The traffic impact study may also be waived if a traffic management solution is proposed with sufficient documentation and is accepted by the County and any other appropriate entities.

1. Study Scope

When a traffic impact study is required, the type and scope of the study shall be determined during a meeting with the Public Works Director. Other agencies may also be included in this meeting. The elements to be determined during the meeting shall include:

- a. Type of study (May be a letter report, full traffic impact analysis, or special report.)
- b. Definition of Impact Area
- c. Period of Analysis
- d. Analysis Scenarios (May include existing conditions or future conditions with and without development.)
- e. Process (Determine how trip generation and distribution will be calculated. Discuss trip generation category, diversion assumptions, and distribution assumptions.)
- f. Growth Rate Assumption
- g. Other Proposed Developments in the Area

2. Traffic Study Elements

A full traffic impact study shall include the following elements:

- a. Existing Condition Survey
 - i. Street System Description
 - ii. Traffic Volumes
 - iii. Capacity Analysis
 - iv. Other information as determined by the Public Works Director

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- b. Future conditions without development
- c. Future conditions with development
- d. Mitigation Plan
Where the analysis indicates that the project will create deficiencies in the impact area, improvements shall be recommended which shall include project cost estimates.