

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

2
3 **Section 1.**

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

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7 A-1 Agriculture District
8 A-R Agriculture Residence District
9 RR-1 Rural Residence District
10 CD Conservation District
11 MH-1 Manufactured Home (Mobile Home) Park or Subdivision District
12 UR-1 Urban Residence District
13 R-1 Suburban Residence District
14 R-2 One and Two-Family Residence District
15 R-3 Multi-Family Residence District
16 R-4 Multi-Family Residence District
17 O-1 Professional Office District
18 O-2 General Office District
19 C-1 Neighborhood Commercial District
20 C-2 General Commercial District
21 C-3 Rural Commercial District
22 M-1 Light Manufacturing or Industrial District
23 M-2 General Manufacturing or Industrial District
24 PAD Plot Assignment District
25

26 **Section 2.**

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28 The boundaries of these districts are hereby established as shown on the Zoning Map or Maps of the unincorporated
29 territory of Greene County, Missouri, which map or maps are hereby made a part of the Regulations. The said Zoning Map
30 or Maps and all notations and reference and other matters shown thereon, shall be and are hereby made part of the
31 Regulations. Said Zoning Map or Maps, properly attested, shall be and shall remain on file in the office of the Clerk of the
32 County Commission and the Recorder of Deeds, in the office of the County Planning Board, Greene County, Missouri.
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34 **Section 3.**

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36 Except where referenced on said map to a street line or other designated line by dimensions shown on said map or maps, the
37 district boundary lines are intended to follow property lines, lot lines, or the center lines of streets or alleys as they existed at
38 the time of the adoption of the Regulations; but where a district line obviously does not coincide with the property lines, lot
39 lines or such center lines or where it is not designated by dimensions, it shall be deemed to be one-hundred twenty (120)
40 feet back from the nearest street line in case it is drawn parallel with a street line, or its location shall be determined by
41 scaling in other cases.
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1 **Section 4.**

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3 Where a district boundary line as established in this Section or as shown on the Zoning Map or Maps divides a lot which
4 was in a single ownership and on record at the time of enactment of the Regulations, the use authorized thereon and the
5 other district requirements applying to the least restricted portion of such lot under the Regulations shall be considered as
6 extending to the entire lot, provided the more restricted portion of such lot is entirely within fifty (50) feet of said dividing
7 district boundary lines. The use so extended shall be deemed to be conforming.
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9 **Section 5.**

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11 Questions concerning the exact location of district boundary lines shall be determined by the Board of Zoning Adjustment.
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13 **Section 6.**

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15 Whenever any street or public way is vacated by official action as provided by law, the zoning districts adjoining the side of
16 such public way shall be automatically extended, depending on the side or sides to which such lands revert, to include the
17 right-of-way of the public way thus vacated, which shall thenceforth be subject to all regulations of the extended district or
18 districts.
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20 **Section 7.**

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22 In every case where territory has not been specifically included within a district, or where territory becomes a part of the
23 unincorporated area of Greene County by the disincorporation of any village, town, city or portion thereof, such territory
24 shall automatically be classified as an A-1 District, until otherwise classified.
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26 **Section 8.**

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28 The Floodplain Overlay District shall encompass those areas identified on the Flood Insurance Rate Maps (FIRM) for
29 Greene County as numbered and unnumbered A Zones (including AO, AE, and AH).
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