

CHAPTER TEN

ABSOLUTE POLICIES FOR CHRISTIAN COUNTY

Section 10-5 Filing - An application containing all required information for a Division II or III permit may be filed with the staff at any time within one hundred twenty (120) days after the Pre-Application Conference but at least twenty (20) days before the public hearing at which it is to be considered. All required information must be filed with the department before a hearing date can be set. There will be no exceptions. The applicant must request a hearing date within one hundred twenty 120 days of the filing of an application.

Section 10-10 Water Quality

- A. On-Site Sewage Disposal** - Where connection to a municipal sewer system is not reasonably available, approval of the Christian County Health Department for the use of on-site wastewater treatment shall be required, as evidenced by a construction permit. (Not required for the subdivision of land only.) Exceptions to this section will be that all duplexes and multiply family houses must be connected to municipal services. In instances where holding tanks are being proposed, a maintenance agreement must be provided, in the form of a contract with a pumping company. The applicant shall provide an agreement letter when municipal sewer is proposed for the development.
- B. Soil and Erosion Control Plan** - If required by Chapter Nineteen - Stormwater and Erosion Control Regulations, phased site grading and stabilization shall be part of a preliminary soil and erosion control plan submitted as part of the application for a permit. Developers may use a variety of techniques to limit erosion to tolerable levels. Where these techniques are proposed, they shall be presented in the soil and erosion control plan submitted as part of the application for a permit. A final professionally prepared soil and erosion control plan must be submitted and a Soil Disturbance permit issued, according to Chapter 19, before the site is disturbed.

Section 10-15 Environmental Policies

- A. Storm Water Control** - When required, stormwater detention plans shall be presented as part of the application for a permit and be prepared by an engineer licensed in the State of Missouri. Developments are required to rely on on-site detention and absorption of stormwater runoff to mitigate increased runoff effects resulting from development and increased impervious cover. (Refer to Chapter 19.)
- B. Hazardous Wastes Disposal** - No material classified as hazardous wastes shall be stored or disposed of within Christian County except in an approved facility.

- C. **Sinkhole Setbacks** - No structures shall be located within the sinkhole setbacks (as required in Section 13-15 (Setback Distances Relative to Sinkholes and Section 19-68, C) and shall comply with State Statutes 578.205 and 578.215.
- D. **Impervious Cover Limitations** - The development shall not exceed the limits for impervious coverage

<u>Site Characteristics</u>	<u>Maximum Coverage</u>
0-5 percent slopes	65 percent
5-15 percent slopes	55 percent
15-20 percent slopes	40 percent
20-30 percent slopes	25 percent
30-plus percent slopes.....	10 percent

Impervious cover is defined in Chapter Two. The slope of an area may be determined from topographic maps, site evaluations, or engineer's statements. Any variance exceeding the maximums must be accompanied by a Professional Engineer's report addressing Stormwater, aquifer recharging, and soil erosion plan and/or require a variance through the Board of Adjustment.

- E. **Natural Watercourses** - Platted subdivision lot lines, commercial or industrial improvements, etc. shall maintain a 25 foot setback from existing stream banks.
- F. **Permit Referrals** - The staff shall refer applicants for permits to the following agencies, as appropriate, for comments: Missouri Departments of Conservation, Department of Natural Resources, Department of Transportation; United States Army Corps of Engineers, Federal Emergency Management Agency (FEMA), United States Forest Service, school districts, Christian County Health Department, and incorporated municipalities.

Section 10-20 Land Use Compatibility

- A. **Planting Materials** - If buffering is proposed, specifications for all plant materials shall accompany the application for a permit. Specifications shall be in conformance with Section 12-50 - Buffering and Screening or equivalent. Replacement plantings shall be in substantial accord with the original planting design.
- B. **Maintaining and Revegetating** - The developer shall be responsible for maintaining and revegetating plantings in such a manner that they remain in accordance with the original design. When ownership of property is transferred, the responsibility of maintenance is assumed by the property owners.

Section 10-25 Local Economic Development - When proposing to develop, if the property is located within one and one-half miles from an incorporated area, the developer shall meet with the City in question, in order to discuss and receive a letter as to the effects the proposed development would have on the Local Economic Development of the city and the adopted Urban Service Area that has been filed with the Christian County Planning and Zoning Commission.

Section 10-30 Site Planning, Design, and Use

- A. **Recreational Vehicle Parks** - Recreation vehicle parks shall meet the performance standards of Chapter Eighteen - Recreational Vehicles.
- B. **Manufactured Home Parks** - Manufactured Home parks shall meet the performance standards of Section 17-20 - Manufactured Home Parks.
- C. **Setbacks** - No proposed structure shall be located within the setback limits (as described in Chapter 13 - Setbacks).

Section 10-35 Commercial and Industrial Development

- A. **Home Occupations** - Home occupations permitted as accessories to residential uses shall meet the requirements of Chapter Sixteen - Home Occupations.
- B. **Parking and Loading Areas** - Parking spaces and loading areas shall be provided in accordance with the design standards of Section 12-70 through 12-75 - Parking and Loading Areas, which controls the number, size, layout, and construction of required parking and loading areas.

Section 10-40 Services - Capacity and Access

- A. **Roads and Access** - All planned roads and access points that will serve the development shall meet the requirements of Chapter Fifteen - Christian County Road and Access Standards.
- B. **Capacity Provision** - Adequate capacity to serve the proposed development shall be available, as evidenced by a letter from the required utility. The utility, road, or other service capacity required to accommodate a development may be provided at the expense of the developer in compliance with the requirements established for the construction, warranty, dedication, and financing of improvements established in Chapter Twelve - Improvements, Installation, Phasing, and Maintenance.

- C. **Future Roads** - The dedication of all rights-of-way necessary for implementation of the County's Major Road Plan and for adequate local linkage of and circulation through individual developments shall be provided by the developer. The applicant/developer is required to dedicate of right-of-way on a deficient road, in order to meet the 50 foot County right-of-way requirements (25 feet from the center of the right-of-way).
- D. **Easement Preservation** - Structures which extend over an existing or planned road easement at any height are prohibited.

Section 10-45 Internal Improvements

- A. **Internal Improvements** - All improvements shall be in accordance with the requirements of Chapter Twelve - Improvements, Installation, Phasing, and Maintenance.
- B. **Phased Development** - If phased development is to be proposed, all phases shall be clearly shown and described in the application material. Timelines or requirements shall be given for each stage of development.

Section 10-50 Open Space - Density

- A. **Maintenance of Common Open Space** - Legal arrangements shall be made to assure the maintenance of common open space that is not dedicated to and accepted for public use by the County Commission. (See Section 12-30 - Maintenance).
- B. **Minimum Lot Size** - All lots that are proposed shall meet the minimum lot sizes (as required by Section 4-70, A - Minimum Lot Sizes).

Section 10-55 Solid Waste Disposal - All developments shall have a written agreement with a solid waste company.