

DATE: MAY 11, 2023

ORDER NO. 08-2023

**IN THE MATTER OF AMENDING
THE ZONING ORDER FOR WARREN
COUNTY, MISSOURI AND
ESTABLISHING THE
EFFECTIVE DATE THEREOF**

WHEREAS; prior hereto and in the manner required by Missouri law, Warren County adopted a Zoning Order for the unincorporated portions of Warren County, Missouri and has, since said adoption, amended such Zoning Order from time to time in order to better serve the citizens of Warren County; and

WHEREAS, certain items have recently surfaced which manifest the need for additional amendments be made to said Zoning Order to better serve the citizens and needs of Warren County; and

WHEREAS, a public hearing was held with regard to the proposed changes was held on the 16th day of February, 2023 after proper notice was published as required by Missouri law and the Warren County Zoning Order; and

WHEREAS, the following are the proposed amendments, to wit:

1. ARTICLE XIII, Section 13.1 is hereby amended by adding the following thereto:

No complaint shall be considered or investigated which pertains to a condition which has existed for a period of time in excess of three (3) years prior to the complaint being submitted.

2. APPENDIX B, Section 1.2 – Subdivision Regulations is hereby amended by adding the following paragraph C. thereto:

C. In all instances it shall be the Developer's responsibility to obtain approval from all outside agencies, to specifically include but not necessarily limited fire districts and, if applicable, water districts, with regard to the development of any new subdivision. No Subdivision Application shall be considered without the approval of all applicable outside agencies.

3. ARTICLE II –Use Grid-Basic Definitions and Interpretations be amended as follows:

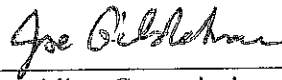
a. Page 37, the line addressing Multi-Family is amended by adding thereto the word "Duplex" s that the entry reads: Multi-Family/Duplex.

b. Page 37, the line addressing Mining/Quarrying be amended by allowing such uses to be permitted in I-2 Heavy Industry.

IT IS THEREFORE ORDERED by the County Commission that the Warren County Zoning Order is amended in the particulars as set forth above and that a copy of this Order be attached to the official Zoning Order of Warren County until such time as the entire Zoning Order has been re-printed.

IT IS FURTHER ORDERED that the Planning and Zoning Administrator shall include on the Warren County Subdivision Application the notice pertaining to the obligation of all applicants to obtain from all applicable outside agencies approval of the Subdivision or Plot Plans prior to initiating improvements.

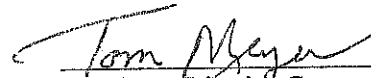
IT IS FURTHER ORDERED that Denise Stotler, County Clerk, provide a copy of this Order to Bill Roemer, Planning & Zoning Administrator and that Bill Roemer distribute copies of this Order to each member of the Warren County Planning & Zoning Commission and to post a copy on the Warren County Website.



Presiding Commissioner



Northern District Commissioner



Southern District Commissioner