BOONE COUNTY MISSOURI LAND USE REGULATIONS

Guide to Changes Contained in the Public Draft Dated November 11, 2016

This guide is not presented as an exhaustive list of proposed changes to the current adopted Subdivision Regulations. Its purpose is to assist the reviewer in focusing on significant items that may be of interest. Reviewers are encouraged to read the draft document in its entirety as many elements must be read within the context of the document in order to provide a clear understanding of their meaning and intent.

SECTION TITLE PAGE

1.4 Definitions

There are several new definitions. Many of them are the result of other changes made to the document

1.5	General Provisions	10
1.5.1	Subdivision Plat or Survey Required	10
1.5.1.1	Survey not Required, When	10
1.5.2	Determination of Type of Subdivision	10
1.5.8	Prohibited Land Sales and Transfers of Illegally Created Lots	11
1.5.9	Building on Unlawfully Subdivided Land or an Illegally	
	Created Lot Prohibited	12
1.5.14	Private Access Easements	13
1.5.15	Building on Land Subject to Notice of Non-occupancy of	
	the Property (NNOP) Prohibited	13
1.5.16	Determining the Number of Tracts Served by Private Access Easement	13
1.5.20	Recognized Utilities	15
1.5.21	Affidavit of Ownership	15
1.5.22	Prohibition of Transfer Prior to Recording	16
1.5.23	Road Stub Location	16
1.6	Subdivision Category and Type	16
1.6.1	Abbreviated Administrative Approval Subdivisions	16
1.6.1.1	Property Boundary Survey	16
1.6.1.2	Utility Survey	17
1.6.2.2	Family Transfer Division Survey	17
1.6.2.3	Lot Consolidation Survey	18
1.6.2.4	Lot Line Adjustment Survey	18

1.6.3.1	Preliminary Major Plat	18
1.7.2	Abbreviated Administrative Approval Subdivision	2.1
1.7.0.1	Development and Review	21
1.7.2.1	Property Boundary Survey Development and Review	21
1.7.2.2	Utility Survey Development and Review	22
1.7.3.2	Family Transfer Division Survey Development and Review	26
1.7.3.3	Lot Consolidation Survey Development and Review	29
1.7.3.4	Lot Line Adjustment Survey Development and Review	31
1.7.4.4	Installation of Infrastructure	37
1.7.5	Final Plat Development and Review	40
1.7.5.1	Pre-Submittal Conference	40
1.7.6 1.7.7	Time Limitations for Completion of Final Plat Subdivider Responsibility	45 45
1././	Subdivider Responsibility	73
	APPENDIX A SURVEY AND PLAT PREPARATION SPECIFICATIONS	
1.	Submission Requirements	52
1.2	Abbreviated Administrative Approval Process	
	Submittal Requirements	52
1.2.1	Supplemental Requirements for Property Boundary Surveys	53
1.2.2	Supplemental Requirements for Utility Surveys	53
1.3	Administrative Approval Process Submittal Requirements	53
1.3.1	Supplemental Requirements for Administrative Surveys	55
1.3.2	Supplemental Requirements for Family Transfer Division Surveys	55
1.3.3	Supplemental Requirements for Lot Consolidation Surveys	56
1.3.4	Supplemental Requirements for Lot Line Adjustment Surveys	56
1.4.1	Supplemental Requirements for Preliminary Major Plats	59
1.4.2	Supplemental Requirements for Preliminary Multiple Use Plats	60
1.5	Final Plat Process Submittal Requirements	61
1.5.1	Supplemental Requirements for Final Major Plats	63
1.5.2	Supplemental Requirements for Final Multiple Use Plats	63
1.5.3	Supplemental Requirements for Final Minor Plats	64
	APPENDIX B	
	DESIGN SPECIFICATIONS FOR SUBDIVISIONS	
1.	General Specifications	66
1.8.3	Use for Access	69
1.9.1	Stem Lots	70
1.9.2	Lot Specifications	70
1.12	Private Access Easements (PAEs)	73

1.12.1	Easement and Maintenance Agreement	73
1.12.2	Construction of the Driving Surface	74
1.12.3	Notice of Non-Occupancy of the Property (NNOP)	74
1.12.4	Release of the Notice of Non-Occupancy of the Property	74
1.12.5	When Construction Occurs Prior to Recording the Plat or Survey	75 75
1.12.6	When Construction Occurs After Recording the Plat or Survey	75
1.12.7 1.14	Driving Surface Standards	76 77
1.14	Street and Road Names	11
2.	Roads and Streets	77
2.2	Traffic Analysis	78
2.2.1	Consultant Selection	78
2.2.2	Payment for Traffic Analysis	78
2.2.3	Content of Traffic Analysis	79
2.2.4	Scoping Meeting	79
2.2.5	Waiver of Traffic Analysis	79
2.7.2	Connectivity	81
2.11	Agriculture District Roads	84
3.	Sewers	85
3.2.2	Cost Benefit Analysis	87
3.2.3	Waiver of Cost Benefit Analysis	88
3.2.4	Use of Cost Benefit Analysis	88
3.2.5	Standards for Use of Individual On-Site Systems	89
4.	Water Supply and Fire Protection	90
4.2	Preliminary Water Supply Plan	90
4.4	Fire Protection in Low Density Subdivisions	91
4.4.1	Waiver of Cost Benefit Analysis	91
4.4.2	Use of Cost Benefit Analysis	92
Table A	Boone County Point Rating System	93