

South Loma Linda Estates Land Use and Zoning Ordinance

Purpose:

The purpose of this ordinance is to establish guidelines for the purchasing, zoning, and subdivision of lots previously designated as part of the South Golf Course. This ordinance applies to any lot not designated as residential in the Newton County tax records at the time of its enactment.

Zoning and Lot Splitting Requirements:

Any individual or entity seeking to build new construction and/or subdivide a lot in Loma Linda South Estates, as covered by this ordinance must comply with the following requirements:

1. Application to the Architectural Subcommittee

A formal request must be submitted to the Architectural Subcommittee outlining:

- a. **Intended Use of the Property** – A detailed description of the proposed purpose for the lot(s).
- b. **Zoning Requests** – Any proposed changes to zoning classifications must be included.
- c. **Infrastructure Plans** – A comprehensive plan for infrastructure development, including but not limited to:
 - i. Sewer systems
 - ii. Roads and access points
 - iii. Stormwater and wastewater management

2. Review and Approval Process

- a. Individuals who are considering purchasing property can submit a building permit up to six prior to purchasing the intended property. Once purchased, the six-month time frame outlined in this ordinance comes into effect. Note that if plans change, the approval process would start over.
- b. The Architectural Subcommittee will review applications to ensure alignment with community development goals and existing regulations.
- c. Approval will be contingent upon compliance with zoning laws, environmental impact considerations, and adherence to infrastructure standards.
- d. The applicant may be required to submit additional documentation or modifications as requested by the Subcommittee.

3. Restrictions and Compliance

- a. Any lot split must maintain compliance with Newton County zoning regulations and South Loma Linda Estates planning standards.
- b. No lot may be subdivided in a manner that creates non-conforming parcels or impedes essential infrastructure access.
- c. Failure to comply with this ordinance will result in enforcement actions, including potential denial of zoning changes, revocation of approvals, or other penalties as deemed necessary.

Effective Date:


This ordinance shall take effect upon its approval and adoption by the appropriate governing body of South Loma Linda Estates.

First Reading: April 8, 2025

Second Reading: April 8, 2025

Passed by the Board of Trustees of the Town of Loma Linda, Missouri this 8th day of April 2025.

ATTEST: 
Town Clerk


James Childers, Chairman

Ordinance passes by:

	<u>Aye</u>	<u>Nay</u>
James Childers	X	
Bruce Anderson	X	
Tyler Ehrhart	X	
Aaron Hamilton	X	
Barbara Hutchison	X	

X Unanimous Vote
___ Majority Vote
___ Did Not Pass

Journal of "ayes" and "nays"		
<u>Board Member Votes</u>	Aye	Nay
James Childers	X	
Bruce Anderson	X	
Tyler Ehrhart	X	
Aaron Hamilton	X	
Barbara Hutchison	X	