Zoning

JOPLIN
PLANNING, DEVELOPMENT & NEIGHBORHOOD SERVICES

Zoning is the process of classifying land into districts with similar uses. It is a city's regulatory means of ensuring compatible uses and implementing city plans.

The Revised Statutes of Missouri allow cities to establish zoning regulations to "regulate and restrict the erection, construction, reconstruction, alteration or use of buildings, structures, or land" (RSMo. 89.030). Joplin regulates zoning through the Zoning Code as adopted and amended by the City Council. It regulates land use, lot and area standards, setbacks, height, parking, and signs, among other things. The zoning districts and regulations are based on achieving the goals and policies of the Comprehensive Plan.

Joplin has 14 zoning districts classified by predominant use and location: agricultural, residential, commercial, downtown commercial, and industrial.

Actions on zoning regulations include rezonings, special use permits, variances, and easement vacations, among others.

Zoning regulates:

- Land Use
- Lot and Area Size
- Height
- Parking
- Signs
- Setbacks
- and more…

FAQs

How do I find out the zoning district of my property?

Online:
1. Go to www.joplingis.org/joplinlocal/
2. On the 'Layer List' on the right-hand side, expand the section titled 'LandbaseII.'
3. Toggle 'Zoning' by clicking the empty box to the left of the title.
4. Use the search bar at the top left of the map to enter your address.

Email: Email your inquiry to Zoning-Planning@joplinmo.org. Staff will respond with the present zoning district and any other info you request.



How do I know the land uses allowed in my zoning district?

The Zoning Code provides a Land Use Table that indicates if a use is allowed in a particular district. The use may be listed as: permitted, permitted with a special use permit, or not permitted.

You can find this table in Appendix A of the Zoning Code.

Land uses may be:

- Permitted by right
- Permitted with a special use permit
- Not permitted

What if my proposed use is allowed by special use permit?

You may apply for a Special Use Permit by following the city's application procedure. Some uses may have specific requirements in addition to requiring a Special Use Permit. The Planning & Zoning Commission will hold the first required public hearing and make a recommendation to the City Council. The City Council will then hold the second required public hearing and take its first action at that time.

You can find information on Special Use Permits in Article 21 of the Zoning Code.

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What if I want to change to a different zoning district?



You can apply for a rezoning by following the city's procedure for a zoning district change. The city will publish a notification in the local newspaper, place a public hearing sign on the property, and send a letter to property owners within 185 feet. The letter will identify the property, the assigned case number, the request of the applicant, and the public hearing dates, times, and locations. The Planning and Zoning Commission will hold the first hearing, then make a recommendation to the City Council. The City Council will hold the second hearing and take final action on the request.

You can find information on Zoning District changes in Article 24 of the Zoning Code.

What if I am having trouble meeting a zoning regulation?

You may apply for a variance to the lot and area standards, setbacks, height, parking, sign, and other regulations of the Zoning Code by following the city's procedure for requesting a variance. Variances for land uses are prohibited. The Board of Zoning Adjustment holds the required public hearing and takes final action on the request.

You can find information on Variances in Article 23 of the Zoning Code.

What is the difference between zoning and future land use?

The Future Land Use Map is a part of the adopted Comprehensive Plan. It is a tool used to enact zoning regulations and changes. It does not carry the weight of law but is used as a guide when making land use decisions. The Future Land Use Map, and the Comprehensive Plan, are general in nature and described preferred land use categories and locations.

Zoning is a regulatory tool to implement that plan. It is adopted by ordinance and is an enforceable law. Zoning establishes districts with specific regulations for land uses, lot sizes, setbacks, and heights, among other things.

All applications for zoning requests require a pre-meeting with Planning staff prior to application submission. Contact the Planning Division at Zoning-Planning@joplinmo.org or (417) 624-0820 ext. 1511

Request	Public Hearing	First Action	Final Action
Rezoning	Yes	Planning & Zoning Commission	City Council
Special Use Permit	Yes	Planning & Zoning Commission	City Council
Variance	Yes	Board of Adjustment	Board of Adjustment