



2026 COMPREHENSIVE PLAN | FARMINGTON, MO

GROWTH & DEVELOPMENT OBJECTIVES NOTES

Objective 4.1:

What is an Economic Development Plan and Policy? A city economic development policy is a strategic framework to boost local economy, create jobs, attract investment, and improve quality of life through plans, incentives, and infrastructure support. It sets clear goals for growth, business attraction/retention, and responsible development, serving as a roadmap for sustainable community prosperity.

Objective 4.2

What is Local Option Economic Development Sales Tax? (Source: an excerpt from *Summary of Economic Development Tools*, Gilmore Bell, January 1, 2025).

A Local Option Economic Development Sales Tax may be levied, subject to voter approval, at a rate of up to one-half of one percent (0.5%) by any city, town, village or county (collectively, a “municipality”) pursuant to Section 67.1305, RSMo.

- **Require voter approval.**
- **Potential uses of funds:**
 1. Sales tax revenue may not be used for any retail development project, except for the redevelopment of downtown areas or historic districts.
 2. At least twenty percent (20%) of the revenue must be used for projects directly related to long-term economic development preparation, including but not limited to the following:
 - a. Acquisition of land;
 - b. Installation of infrastructure for industrial or business parks;
 - c. Improvement of water and wastewater treatment capacity;
 - d. Extension of streets; and
 - e. Providing matching dollars for state or federal grants.
 3. Remaining revenue may be used for, but is not limited to, the following:
 - a. Marketing;
 - b. Providing grants and low-interest loans to companies for job training, equipment acquisition, site development and infrastructure;
 - c. Training programs to prepare workers for advanced technologies and high skill jobs;
 - d. Legal and accounting expenses directly associated with the economic development planning and preparation process; and



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- e. Developing value-added and export opportunities for Missouri agricultural products.
4. Not more than twenty-five percent (25%) of revenue may be used annually for administrative purposes, including staff and facility costs.
5. Sales tax revenue may be used outside of the boundaries of the municipality imposing the tax if:
 - a. The municipality imposing the tax or the state receives significant economic benefit from the economic development plan, economic development project or the designation of the economic development area; and
 - b. An agreement is entered between all municipalities participating in the economic development plan, economic development project or the designation of the economic development area detailing the authority and responsibilities of each municipality.
6. When imposed in a tax increment financing (TIF) district, Local Option Economic Development Sales Tax revenue is not captured by TIF.
7. When imposed in any special taxing district, including but not limited to TIF, Neighborhood Improvement Districts or Community Improvement Districts, Local Option Economic Development Sales Tax revenue may not be used for the purposes of the special taxing district unless recommended by the Economic Development Tax Board and approved by the governing body of the municipality levying the tax.

Objective 4.3

What is Chapter 100 Tax Abatement? (Source: an excerpt from *Summary of Economic Development Tools*, Gilmore Bell, January 1, 2025).

The Act [Article VI, Section 27(b) of the Missouri Constitution and Sections 100.010 to 100.200 of the Revised Statutes of Missouri] permits any city, county, town or village (referred to herein as a “Municipality”) to issue bonds to finance the costs of warehouses, distribution facilities, research and development facilities, office industries, agricultural processing industries, services facilities which provide interstate commerce and industrial plants. Article VI, Section 27(b) of the Missouri Constitution also authorizes such bonds to be issued for other types of commercial facilities. In connection with such projects, the bond proceeds may be used to finance land, buildings, fixtures and machinery.

- **Revenue bonds issued pursuant to the Act do not require voter approval and are payable solely from revenues received from the project.**
- **Advantages of Revenue Bond Financing:**
 - From the Municipality’s standpoint, industrial development revenue bond financing is a useful tool to induce responsible new industries to locate in the area, as well as encouraging companies already in the area to remain, by



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assisting them in improving their present facilities or in building new ones. The end result is often a combination of increased job opportunities, existing job retention and large-scale capital investment.

- From the company's standpoint, the principal advantage of industrial development revenue bond financing depends on the purpose for which the bonds are being issued. The company can receive significant financial incentives in the form of property and/or sales tax abatement on the bond-financed property. Additionally, if the bonds are tax-exempt, the cost of funds provided by revenue bonds generally is significantly below that of other alternatives because the interest paid to holders of such bonds is exempt from federal and state income taxation.

Objective 4.4

What is a Transportation Development District? (Source: an excerpt from *Summary of Economic Development Tools*, Gilmore Bell, January 1, 2025).

A transportation development district ("TDD") may be created pursuant to Sections 238.200 to 238.275 of the Revised Statutes of Missouri, as amended (the "TDD Act") to fund, promote, plan, design, construct, improve, maintain and operate one or more projects or to assist in such activity. A TDD is a separate political subdivision of the state. "Project" includes any bridge, street, road, highway, access road, interchange, intersection, signing, signalization, parking lot, bus stop, station, garage, terminal, hangar, shelter, rest area, dock, wharf, lake or river port, airport, railroad, light rail, or public mass transportation system and any similar or related improvement or infrastructure.

Funding Options:

- **Sales Tax:** Any TDD may impose a sales tax in increments of one-eighth of one percent up to a maximum of one percent on all retail sales made in the TDD that are subject to taxation under Missouri law, with certain exceptions (including the sale of motor vehicles, trailers, boats and outboard motors). The sales tax must be approved by approval of a majority of the "qualified voters" within the TDD. The "qualified voters" are (1) the registered voters within the TDD, and (2) the property owners within the TDD (who shall receive one vote per acre). Any registered voter who also owns property must elect whether to vote as a registered voter or a property owner. Notwithstanding the foregoing, the owners of all of the property in the TDD may implement the sales tax by unanimous petition in lieu of holding an election. The sales tax rate must be uniform throughout the TDD. The Department of Revenue collects TDD sales taxes.
- **Special Assessments:** The TDD may also, with majority voter approval, make one or more special assessments for project improvements that specially benefit the properties within the TDD. A TDD may establish different classes or subclasses of real property within the TDD for the purpose of levying different rates of assessments.



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- **Property Tax:** The TDD may also, with approval by at least four-sevenths of the voters, impose a property tax in an amount not to exceed the annual rate of ten cents on the hundred dollars assessed valuation. The property tax must be uniform throughout the TDD.
- **Tolls:** If approved by a majority of the qualified voters voting on the question in the TDD, the TDD may charge and collect tolls or fees for the use of a project.
- **Bonds:** The TDD may issue bonds, notes and other obligations for not more than 40 years, and may secure any of such obligations by mortgage, pledge, assignment or deed of trust of any or all of the property and income of the TDD. The TDD cannot mortgage, pledge or give a deed of trust on any real property or interests that it obtained by eminent domain.

Objective 4.5

What is Tax Increment Financing? (Source: an excerpt from *Summary of Economic Development Tools*, Gilmore Bell, January 1, 2025).

Tax increment financing (“TIF”) is a method to encourage redevelopment of these areas. The Missouri TIF law authorizes cities and counties to adopt a redevelopment plan that provides for the redevelopment of a designated area, and to use TIF to fund a portion of the project costs.

The theory of tax increment financing is that, by encouraging redevelopment projects, the value of real property in a redevelopment area should increase. When a TIF plan is adopted, the assessed value of real property in the redevelopment area is frozen for tax purposes at the current base level prior to construction of improvements. The owner of the property continues to pay property taxes at this base level. As the property is improved, the assessed value of real property in the redevelopment area increases above the base level. By applying the tax rate of all taxing districts having taxing power within the redevelopment area to the increase in assessed valuation of the improved property over the base level, a “tax increment” is produced. The tax increments, referred to as “payments in lieu of taxes,” are paid by the owner of the property in the same manner and at the same time as regular property taxes. The payments in lieu of taxes are transferred by the collecting agency to the treasurer of the municipality and deposited in a special allocation fund. In addition, local taxing districts transfer 50% of all incremental sales and utility tax revenues to the treasurer of the municipality for deposit into the special allocation fund. All or a portion of the moneys in the fund can then be used to pay redevelopment project costs or to retire bonds or other obligations issued to pay such costs.

The net effect of tax increment financing is to permit a developer to use a portion of property taxes that otherwise would be paid on the completed project to repay all or a portion of the development costs, thereby reducing the net annual debt service on the completed project (and thus increasing the rate of return on the project). In this manner, future tax increases are not abated, but rather are used to fund costs of the project.



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Objective 4.10

EXAMPLE REGULATIONS – Registration of Vacant Real Property (Cottleville, MO)

See the sample regulations on the following pages.

Chapter 540. Registration of Vacant Real Property

Section 540.010. Purpose and Scope.

[Ord. No. 1227 §3, 8-25-2011]

The purpose of establishing a registration process for vacant properties is to provide requirements for responsible parties to implement the required vacant property maintenance plan for such properties which will protect public health, safety and general welfare of the citizens and prevent neighborhood blight, ensure properties are secured, prevent deterioration, and protect property values and neighborhood integrity.

Section 540.020. Definitions.

[Ord. No. 1227 §3, 8-25-2011]

The following words, terms and phrases, when used in this Chapter, shall have the meaning ascribed to them in this Section, except where the context clearly indicates a different meaning:

ABANDONED

Means a property that is vacant and is under current notice of default and/or notice of trustee's sale, pending Tax Assessor's lien sale, land contract forfeiture, or a property that has been the subject of a foreclosure sale where the title was retained by or transferred to the beneficiary of the deed of trust involved with the foreclosure, or a property transferred under a deed in lieu of foreclosure/sale.

ACCESSIBLE PROPERTY

Means real property that is accessible to the public.

BENEFICIARY

Means a lender participating in a real property transaction that holds a secured interest in the real property in question identified in a deed of trust.

DAYS

Means consecutive calendar days.

DEED OF TRUST

Means an instrument by which title to real estate is transferred to a third-party trustee as security for a real estate loan. This definition includes any subsequent deeds of trust.

EVIDENCE OF VACANCY

Means any condition that on its own, or combined with other conditions present, would lead a reasonable person to believe that the property is vacant. Such conditions include, but are not limited to, overgrown or dead vegetation, accumulation of newspapers, circulars, flyers or mail, accumulation of trash, junk or debris, statements by neighbors, passersby, delivery agents, or government employees that the property is vacant, the absence of any valid building or development permits on file with the City.

FORECLOSURE

Means the process by which a property, placed as security for a real estate loan, is sold at auction to satisfy the debt of the trustor (borrower) under deed of trust defaults.

LAND CONTRACT FORFEITURE

Means the process by which a property, sold under and land contract, is being forfeited in the local district court to satisfy the breach of land contract by the borrower.

NOTICE OF DEFAULT

Means a recorded instrument that reflects and provides notice that a default has taken place with respect to a deed of trust, and that a beneficiary intends to proceed with a trustee's sale.

OWNER

Means any person, copartnership, agent, operator, firm, association, corporation, or fiduciary having a legal or equitable interest in the property; or recorded in the official records of the State, County, or City as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

PROPERTY

Means any unimproved or improved real property, or portion thereof, located in the City of Cottleville.

TRUSTEE

Means any person, partnership, association, corporation, fiduciary or other legal entity holding a deed of trust securing an interest in real property.

TRUSTOR

Means any owner/borrower identified in a Deed of Trust, who transfers an interest in real property to a trustee as security for payment of debt by that owner/trustor.

VACANT

Means any real property upon which there is no building or structure, and for which no valid building permits or development permits are on file with the City, that is, or has been unoccupied, or occupied by a person without a legal right of occupancy. This definition shall not include any property being used for recreational or agricultural purposes consistent with the requirements of this Code.

Section 540.030. Registration of Vacant Property Required.

[Ord. No. 1227 §3, 8-25-2011]

A. Except as otherwise provided herein, owners and/or owners' agents of real property are required to register all vacant property within thirty (30) days of the vacancy or the effective date of this Chapter, whichever is later. Registration pursuant to this Section shall be renewed annually. Registration required by this Chapter shall include the following information:

1. Name, address and contact number of the owner.
2. Name, address and contact number of the local agent or representative for the property.
3. Name, address and contact number of the management company assigned to the property for the security and maintenance of the property.
4. Common address and tax parcel identification number of the property.
5. The date on which the property became vacant.

Section 540.040. Requirement To Keep Information Current.

[Ord. No. 1227 §3, 8-25-2011]

If at any time the information contained in the registration is no longer valid, the property owner shall file a new registration within ten (10) days containing current information. There shall be no fee to update the current owner's information.

Section 540.050. Vacant Property Maintenance Plan.

[Ord. No. 1227 §3, 8-25-2011]

- A. It is declared a public nuisance for any owner to cause, permit, or maintain any property condition contrary to the provisions of this Chapter. The owner or owner's agent must adhere to the vacant property maintenance plan as contained in this Section and the time schedule requirements on the registration.
1. The owner or owner's agent shall perform regular weekly inspections of the property to assure compliance with the requirements of this Section.
 2. The owner or owner's agent shall allow access by the Director of Public Works for the purpose of inspection and in case of emergency.
 3. Grass and weed height shall be maintained no higher than eight (8) inches and the trimmings removed from the property.
 4. Exterior properties shall be kept free of junk and debris, including, but not limited to, newspapers, flyers, circulars, furniture, appliances, containers, equipment, auto parts, garbage, clothing, inoperable vehicles, boats and campers, or any other items that give the appearance that the property is vacant.
 5. Property fencing and retaining walls shall be maintained structurally sound. Any fence or wall with broken or hanging components shall be repaired, straightened, or removed.
 6. Pools, spas, and ponds shall be drained and kept dry or kept in working order so that the water remains clear and free of pollutants and debris. Pools and spas must comply with the barrier requirements of the adopted International Property Maintenance Code.
 7. The property shall be free of graffiti or similar markings by removal or painting over with a color that matches the exterior of the structure.

Section 540.060. Additional Authority.

[Ord. No. 1227 §3, 8-25-2011]

The Director of Public Works or his or her designee shall have the authority to require the owner to implement additional maintenance, security, or other measures not specified in the vacant property maintenance plan, as may be reasonably required to prevent further decline.

Section 540.070. Fees.

[Ord. No. 1227 §3, 8-25-2011]

The fees for registering and the renewal of registering a vacant property shall be twenty-five dollars (\$25.00). In addition, in a case where the owner has failed to register, there shall be assessed the added costs of the Township's expenses in having to determine ownership which may include, but are not limited to, title searches.

Section 540.080. Appeals.

[Ord. No. 1227 §3, 8-25-2011]

Any person aggrieved by any of the requirements of this Chapter may appeal a determination made hereunder in a manner specified in the adopted International Property Maintenance Code.



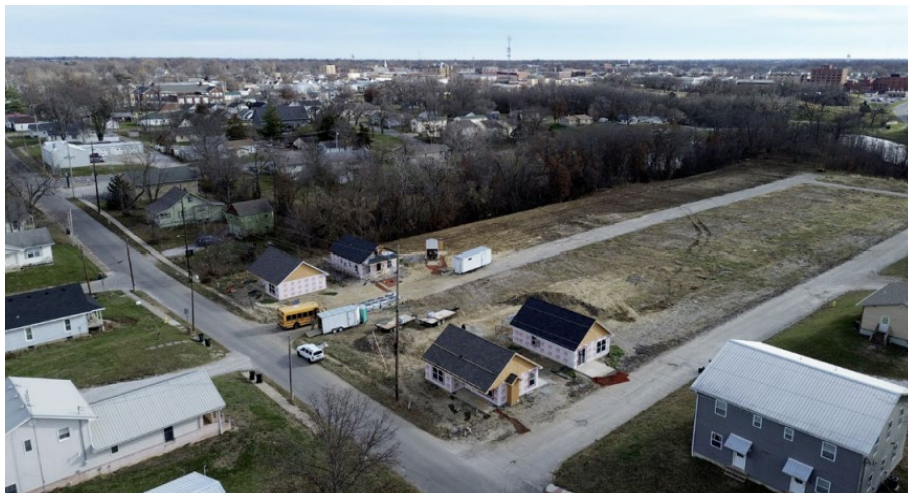
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HOUSING OBJECTIVES NOTES

Objective 1.2:

What is a tiny home subdivision?

A tiny home subdivision is a planned community of clustered, small dwellings (typically under 400-500 sq. ft.) on shared land, designed for affordable, minimalist living with shared amenities like gardens or clubhouses. These developments feature tailored zoning and site plans to integrate many tiny homes into a single neighborhood.



Clearing of a dilapidated trailer park in Kirksville, MO for development of tiny homes



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Objective 1.3

What is a residential cluster subdivision?

A residential cluster subdivision (aka pocket neighborhood) is a small cluster of homes built on a single lot around a shared, central common area, such as a garden, courtyard, or green space, designed to foster community interaction while balancing privacy.

POCKET NEIGHBORHOODS

A pocket neighborhood is a type of planned community comprised of clustered groups of homes developed around a shared open space, such as a courtyard or garden. Homes may all be one specific housing type or include a mix of housing types.



HIGHER DENSITY POCKET NEIGHBORHOODS

Higher density pocket neighborhoods can foster a strong sense of community by introducing mixed residential housing types that meet a diverse range of housing needs and preferences. Homes in this setting are located on small lots, leaving plenty of room for common open space. Pocket neighborhoods can promote infill development and gently build density while enhancing neighborhood character.





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Objective 2.1:

What is a housing trust fund?

A city housing trust fund is a dedicated pool of public and/or private money used to finance the development, preservation, and rehabilitation of affordable housing for low-to-moderate-income residents. These flexible funds can support rentals, homeownership, homeless assistance, and specific needs like senior or special-needs housing.

- How it works:
 - Funding Source: Established by city, county, or state governments, often through dedicated revenue streams (fees, taxes).
 - Purpose: Provides financial support (grants, loans, subsidies) to non-profits and developers for affordable projects.
 - Activities: Funds can cover new construction, acquisition, rehabilitation, rental assistance, down payments, and home repairs.
 - Administration: Typically managed by a city agency or commission, sometimes with a board including community members and developers.

Objective 2.2:

SAMPLE ORDINANCE TEXT: Residential Rental Registration, Inspection, and Occupancy Program Regulations

See the sample ordinance text on the following pages.



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SAMPLE ORDINANCE TEXT - Residential Rental Registration, Inspection, and Occupancy Program Regulations

- A. Purpose. It is the purpose of the City of [INSERT CITY NAME] Rental Registration, Inspection, and Occupancy Program to assure that rental housing in the city is maintained in a good, safe and sanitary condition and does not create a nuisance or blighted conditions to its surroundings, and to aid in the enforcement of the property maintenance code, building safety code, zoning ordinance, and other relevant provisions of the City Code for all applicable residential rental units within the city.
- B. Scope. This section applies to any dwelling unit and its accessory units that are leased as rental units located within the City of [INSERT CITY NAME], with the following exceptions:
 - 1. Nursing homes;
 - 2. Hotels and motels;
 - 3. Public housing; and
 - 4. Housing owned and operated by a state university.
- C. Registration of Rental Property.
 - 1. After the effective date of this section, it shall be unlawful for any owner, as defined herein, to lease or operate a rental property without first registering it with the City of [INSERT CITY NAME] and complying with the provisions of this section, together with other applicable codes and ordinances of the City of [INSERT CITY NAME]. The registration of rental properties required herein shall expire on the first day of January of each year.
 - 2. No owner shall be allowed to register any property if the owner has outstanding fees or fines due and owing to the City of [INSERT CITY NAME].
 - 3. Registration may be denied or may be revoked by the City of [INSERT CITY NAME] as provided in this section. If registration is denied or revoked, the City shall notify the owner or owner's agent, in writing, of the denial and the reasons therefore, and provide an opportunity to appeal the decision pursuant to this section.
- D. Application Requirements. Applications for registration shall be filed with the City and be accompanied by the appropriate registration fee. Such application shall include the following information:
 - 1. Name, street address and telephone number(s) of the owner of the rental unit.
 - 2. Name, street address and telephone number(s) of the owner's agent responsible for the management of the rental unit.
 - 3. Owner's or owner's agent emergency contact information for 24/7 notifications by the city.
 - 4. Legal address of the premises.



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5. Number of units in each building within the rental property.
 6. Occupancy as permitted under the applicable zoning ordinance or conditional use.
 7. Signed statement of owner and owner's agent indicating that he/she is aware of the city's building safety codes and zoning (occupancy) codes and the legal ramifications for knowingly violating said codes.
 8. The name and address of the registered agent, if the owner is a corporation.
 9. Name and telephone number(s) of each tenant occupying the rental unit.
 10. The name and address of the mortgage holder, if there is a mortgage on the rental property.
 11. The name and address of any buyer(s) on a contract for deed.
- E. Registration renewal. If there are no changes in ownership or agent representation, renewals of the registration may be made by completing a registration renewal form furnished by the city and paying the appropriate registration fee.
- F. Changes in ownership. Within 30 days of any change of ownership of a rental property, the new owner shall reregister the property by filing the registration information and form(s) as required by this chapter. There shall be no additional charge for the remaining period of the annual registration. A change of ownership shall include any change in ownership rights, including execution of a contract for deed, whether recorded or not.
- G. Fees. It being the goal of the city that the rental registration and inspection program be self-supporting, the registration and inspection fees are:
1. Annual Registration, Single Family home or Duplex: \$40.00 per unit
 2. Annual Registration, Multifamily (3 or more units): \$25.00 per unit
 3. Late Annual Registration: \$5.00 per unit in addition to the annual registration fee
 4. First Reinspection: \$0.00 (free of charge)
 5. Subsequent Reinspection(s) \$20.00 per unit
 6. Reinspection, Failure to Provide Access for Scheduled Inspection: \$50.00 per unit
- The annual registration and inspection fees are payable to the city upon registration of each property. Payments and registration received on or after the 1st day of February will be a late fee as established herein.
- H. Inspections. Both the interior and exterior of properties registered under the rental registration, inspection, and occupancy program shall be subject to periodic inspections by the City of [INSERT CITY NAME] as set forth herein.
1. Appropriate officials of the City of [INSERT CITY NAME] may conduct periodic inspections of multifamily, single-family, and duplex rental units to ensure compliance with this section; all building- and construction-related code adopted by the City pursuant to Title 15 – Buildings and Construction; land use regulations; and all other applicable codes and ordinances of the City.



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2. Residential rental properties shall be subject to inspection once every three years.
3. The inspection for multifamily, single-family, and duplex rental units may also be initiated by code complaints about a particular structure or area of rental properties, as indicated by fire and police calls for service, and/or public complaints made to elected or appointed officials having municipal or other legal jurisdiction.
4. Notice of inspection and right to refuse.
 - a. Notice of inspections of rental units, pursuant to this section, shall be given in writing to each owner and each tenant of such rental unit, a minimum of five days prior to the inspection. Such notice shall be presumed to have been received as of the time it was served personally on such person, or if mailed by first class certified U.S. Mail ten days prior to the inspection, it will be presumed to have been received at least five days prior to the inspection. In such notice, the tenants may be addressed as "occupants" and one such notice mailed to the address of the rental unit, shall be regarded as notice to all tenants. Notice to the owner, if mailed, shall be addressed to such owner at the address provided for such owner or agent in the application to register the rental property.
 - b. The notice shall advise that objections to such inspection may be lodged by telephone, fax, or e-mail to, or in person at the office of, the Zoning Administrator.
 - c. If any owner or any occupant objects to an inspection, no inspection of the rental unit shall be undertaken without an administrative search warrant issued by a court of competent jurisdiction, setting forth the general scope of the inspection. The Zoning Administrator's office shall promptly advise appropriate city officials of the objection.
 - d. Failure to reschedule an inspection or respond to a notice of inspection shall be treated as agreement to the date and time of the proposed inspection. The owner shall pay a \$50.00 re-inspection fee, per unit, if the owner or his/her agent fails to provide access to the rental property as scheduled. Failure to provide access as scheduled or rescheduled, shall also constitute a violation of this section.
 - e. The notice and warrant requirements of this subsection do not apply to inspections conducted pursuant to other parts of the City Code.
- I. Local agent required. The owner of any rental unit covered by this section shall be available to respond to an emergency on a 24-hour per day basis. This requirement may be met by maintaining an operating business or owner residence within The County, Missouri, or by use of a local agent who resides within The County or an adjoining county, either of whom can be contacted on a 24-hour per day basis. If a local agent is used, the owner shall provide the City with the name, address, and telephone number of the local agent in addition to owner information. A post office box, mailing address, or long distance toll free (e.g. 800 numbers) shall not be deemed sufficient to meet the provisions of this section.



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- J. Safety and security. To ensure the safety of all residents of rental properties, every owner shall:
1. Cooperate with the City and its police and fire departments to continually address public safety issues and crime problems at any rental property. This cooperation shall take the form of meeting with City officials, if necessary, an inspection of the property to review security and crime issues for formulation of remedies as may be identified. The resulting security plan may include, but is not limited to, a review of access and security issues, lighting, fire safety measures and prevention, access to common areas, crime prevention, neighborhood watch programs, graffiti removal, no trespass notices, lease clauses, and such other measures which are appropriate to the individual property and the type of problems at issue.
 2. Every owner or local agent of a multifamily building or development containing 20 or more units shall attend a City-sponsored training program about crime prevention and other safety matters at rental properties. Said training shall be conducted on an as-needed basis as determined by the [INSERT CITY NAME] Police Department and other relevant City staff.
 3. The [INSERT CITY NAME] police department, fire department, and building and zoning department shall compile and provide educational materials to assist owners and tenants with safety and security concerns. Such materials may include assistance with developing security plans, crime prevention information, emergency contact information, etc. The information shall be available at the respective departments and at the office of the city clerk.
- K. Enforcement. It shall be the duty of the Zoning Administrator to establish procedures intended to ensure delegated enforcement and enforcement coordination of this section.
- L. Violations. Violations of this section shall be punishable by fine(s) as provide in Sec. 17.48.060 Violations and Penalties.
- M. Denial or Revocation and Appeals. In the event that the City of [INSERT CITY NAME] denies or revokes registration of a rental property, the tenants of the subject property shall be informed by the City of the decision and of their need to obtain other housing. An owner, or the agent of the owner, may appeal a registration denial or revocation in accordance with Sec. 17.48.040 Zoning Board of Appeals.
- N. Notices. Any written notice required to be given to the owner of a rental property under this section shall be addressed to such owner at the address provided for such owner in the application for registration.
- O. Administrative Appeals. An owner, or agent of the owner, may appeal a registration denial or revocation to the City within ten days of the date of written notice to such owner, or agent, of the denial or revocation of registration in accordance with Sec. 17.48.040 Zoning Board of Appeals.



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HOUSING OBJECTIVES NOTES

Objective 3.1:

What is an infill development program?

An infill housing development program provides new homes on vacant or underutilized lots within existing, established urban areas, often targeting affordability or revitalization to combat sprawl and maximize existing infrastructure. These programs encourage density by building housing, ADUs, or mixed-use properties where services and transit already exist.

Objective 3.3:

What is an employer-assisted housing program?

An employer-assisted housing (EAH) program is a voluntary benefit where employers help employees with housing costs (buying/renting) near work through assistance like down payment aid, counseling, or forgivable loans, sometimes supported by state/local incentives. The goal is to improve employee retention, recruitment, and community stability. This type of program is typically created through collaboration between public entities (city, county, etc.) and local employers. Other things to know:

- **Company-Designed:** Programs vary widely, tailored to employer budgets and goals.
- **Types of Assistance:**
 - Down payment/closing cost assistance (often forgivable loans).
 - Homeownership/rental counseling and education.
 - Mortgage discounts or matching funds (sometimes with public/non-profit partners).
- **Benefits for Employers:** Better recruitment, lower turnover, enhanced community relations.
- **Benefits for Employees:** Easier homeownership access or more affordable rentals.



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DOWNTOWN OBJECTIVES NOTES

Objective 1.4:

What is Community Improvement District?

A community improvement district (“CID”) is either a political subdivision with the power to impose a sales tax, a special assessment or a real property tax, or a nonprofit corporation with the power to impose special assessments. The CID is created by a city or county following submission of a petition by the property owners within the proposed CID.

A CID is a separate legal entity distinct and apart from the municipality or county that creates the CID. In many respects, a CID is similar to a TDD, except that the CID can finance a much broader array of improvements and can also undertake various public services. Effective August 28, 2021, the term of a newly created CID shall not exceed 27 years from the adoption of the ordinance establishing the CID, unless extended by the municipality that created it.

- **Potential Use of Funds:**

- A variety of public improvements can be financed with a CID. Projects may include, but are not limited to:
 - 1. Pedestrian or shopping malls and plazas.
 - 2. Parks, lawns, trees and any other landscape.
 - 3. Convention centers, arenas, aquariums, aviaries and meeting facilities.
 - 4. Sidewalks, streets, alleys, bridges, ramps tunnels, overpasses and underpasses, traffic signs and signals, utilities, drainage, water, storm and sewer systems and other site improvements.
 - 5. Parking lots, garages or other facilities.
 - 6. Music, news and child-care facilities.
 - 7. Any other useful, necessary or desired improvement.
 - In addition, within a “blighted area,” the CID may pay costs of demolishing, renovating and rehabilitating structures.
- A CID may provide a variety of public services, including but not limited to:
 - 1. With the municipality’s consent, prohibiting or restricting vehicular and pedestrian traffic and vendors on streets.
 - 2. Operating or contracting for the provision of music, news, child-care or parking facilities, and buses, mini-buses or other modes of transportation.
 - 3. Leasing space for sidewalk café tables and chairs.
 - 4. Providing or contracting for the provision of security personnel, equipment or facilities for the protection of property and persons.
 - 5. Providing or contracting for cleaning, maintenance and other services to public and private property.
 - 6. Promoting tourism, recreational or cultural activities or special events.
 - 7. Promoting business activity, development and retention.



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- 8. Providing refuse collection and disposal services.
- 9. Contracting for or conducting economic, planning, marketing or other studies.
- **Forming a CID (first step):**
 - A CID is formed by petition of the property owners. The petition must be signed by:
 - 1. Property owners collectively owning at least 50 percent of the assessed value of the real property within the proposed CID; and
 - 2. More than 50 percent per capita of all owners of real property within the proposed CID.
- **Funding Options:**
 - *Special Assessments:* Any CID, whether a political subdivision or nonprofit corporation, may impose special assessments, if approved by petition signed by:
 - Owners collectively owning real property representing more than 50 percent of the assessed value of real property within the CID; and
 - More than 50 percent per capita of the owners of all real property within the CID.
 - *Real Property Taxes:* A CID that is a political subdivision can impose a real property tax if approved by a majority of the “qualified voters.” A “qualified voter” is:
 - Registered voter residing within the CID; or
 - If there are no registered voters residing within the CID, the owners of real property within the CID.
 - Unlike transportation development districts, there is no limit on the amount of real property taxes that may be imposed by a CID.
 - *Sales Tax:* A CID that is a political subdivision can impose a sales tax if approved by a majority of the “qualified voters,” as defined above. The tax may be imposed in increments of one-eighth of one percent, up to a maximum of one percent.
 - *Other Sources:*
 - Fees, rents and charges for CID property or services.
 - Grants, gifts and donations.
 - *Bonds:* The CID may issue bonds, notes, and other obligations for not more than 20 years, and may secure any of such obligations by mortgage, pledge, assignment, or deed of trust of any or all of the property of the CID.



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TRANSPORTATION AND CONNECTIVITY OBJECTIVES NOTES

Objective 2.1:

What is an Active Transportation Plan?

An active transportation plan (ATP) is a strategic document guiding infrastructure and policies to improve walking, biking, and rolling (like skating) for safer, more connected, and healthier communities. It identifies routes, sets goals for new facilities (bike lanes, sidewalks), and plans programs to encourage active travel.

Objective 2.3:

What is an ADA Transition Plan?

An ADA Transition Plan is a document public entities (cities, counties, agencies) create to outline how they will remove physical barriers and achieve accessibility for people with disabilities, detailing identified barriers, a removal schedule, and the responsible officials. It is required by Title II of the Americans with Disabilities Act for entities with 50+ employees and is updated over time. For municipalities this typically considers sidewalks, public buildings, parks, and other public spaces or facilities.

Objective 2.4:

What is a wayfinding program?

A city wayfinding program is a strategic system of signs, maps, apps, and design elements to help people navigate urban spaces, find destinations (like landmarks, transit, and parks), and understand a city's brand or culture. It aims to make a city more legible and comfortable for residents, commuters, and tourists. Examples of a family of wayfinding signs is shown below.



Objective 2.6:

What is Safe Routes to School?

Safe Routes to School (SRTS) is a national movement and program that aims to make it safer, easier, and more appealing for students to walk, bike, or roll to school through combined efforts in Education, Encouragement, Engineering, Enforcement, Evaluation, and Equity (the 6 Es). Its goal is to reverse the decline in active commuting, reduce traffic, improve safety, and promote children's health. at the local level involves community-led



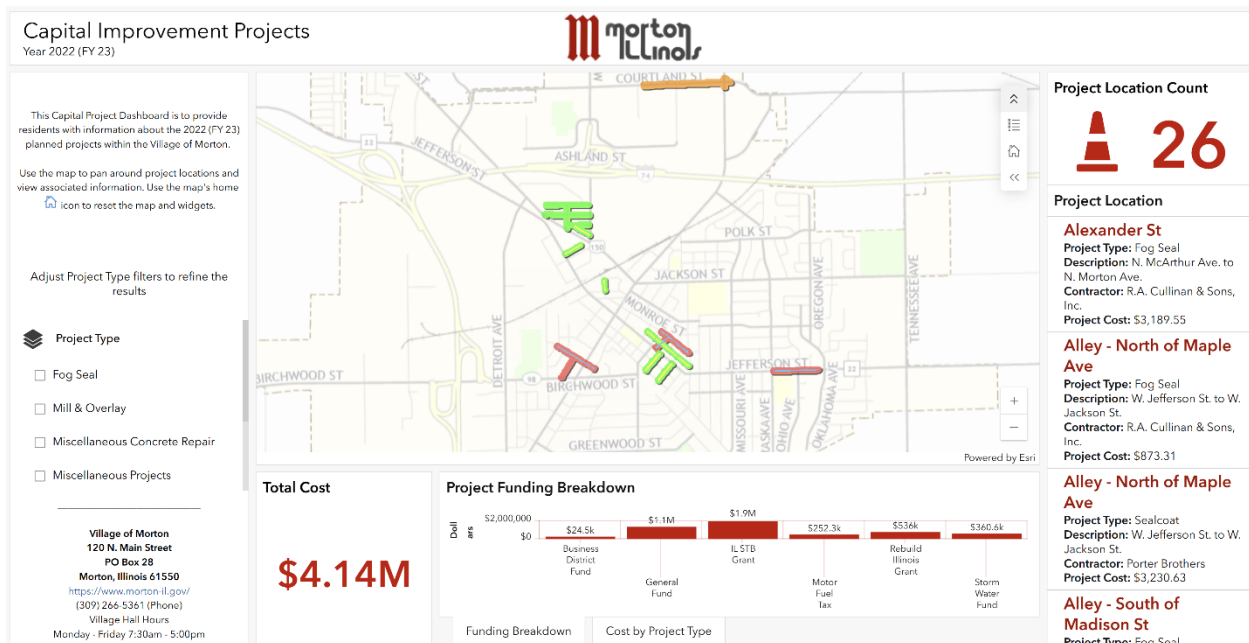
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programs, planning, and infrastructure improvements (like sidewalks, bike lanes) to make walking and biking to school safer, easier, and more accessible for children.

Objective 2.3:

What is a Capital Improvement Plan?

A Capital Improvement Plan (CIP) is a long-term (typically 5-10 year) strategic roadmap for local governments or organizations to systematically plan, prioritize, and finance major infrastructure projects, like roads, water systems, and public buildings, ensuring efficient use of funds and alignment with community goals. It outlines projects, costs, timelines, and funding sources, acting as a blueprint that coordinates strategic planning, financial capacity, and physical development, distinct from but linked to the annual budget. An example CIP dashboard from a city website is shown below.



RECREATION AND TOURISM OBJECTIVES NOTES

Objective 1.4:

What is park land dedication or fee-in-lieu?

Park land dedication or fee-in-lieu is a municipal requirement for developers to either set aside land for public parks or pay a corresponding cash fee, ensuring new developments contribute to recreational space and funding. The fee alternative provides flexibility, allowing cities to acquire new park land or improve existing facilities.



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Objective 4.1:

What is city brand initiative?

A city branding initiative is a strategic process to define, communicate, and market a city's unique identity, strengths, and value proposition to attract visitors, residents, businesses, and investment. It involves creating a consistent narrative, slogans, logos, and visual elements to shape public perception and boost economic growth and civic pride. In Farmington, there are some variations in visual brand elements used to represent the city. A mix of these visual elements are shown below.



Objective 4.3:

What is sports tourism market and facilities feasibility study?

This type of market study analyzes the sports tourism market to understand local trends, economic impacts, consumer behavior, and competitive market position. Outcomes of this study can identify ways to improve current offerings, leverage new opportunities, forecast growth, and deliver strategies for other tourism stakeholders (hotel managers, retailers, attractions, event organizers, etc.) to work together to enhance tourism. This type of study can also test the feasibility of developing additional sports recreation facilities.



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MAJOR STREET LAYOUT MAP OVERVIEW

The following list describes major road projects including potential new roads and realignments of some existing roads.

- **LOCAL ROADS**

- **North Grove Place**
 - With future development of 1000 N. Grove Place this road will also connect Kenwood Drive to N. Washington Street.
- **Sweet Gum Lane**
 - An extension of Sweet Gum Lane creates connection between State Highway 32 and Eastland Drive
- **Old Jackson Road**
 - Considers realignment of this road, maintaining a connection to State Highway 32.
 - Alternately, the City may consider a realignment that closes the connection to State Highway 32 to realign this road with the existing intersection of Line Drive Road at Karsch Blvd.
- **Blomeir Road**
 - Bloomeir Road Extension to Hildebrecht Road
- **Ozark Drive**
 - Pine Street to Ozark Road Connector
- **Future Unnamed Road 4**
 - A connector road between Ridge Haven Ct extension and Old Fredericktown Road at intersection with Spring Brook Farm Road, opening access to land for future development.
- **Ridge Haven Drive**
 - An extension of Ridge Haven Drive Extension to Copenhagen Road opening access to land for future development.
- **Springbrook Park Drive**
 - An extension of Springbrook Park Drive to Old Fredericktown Road opening access to land for future development.
- **Korber Road**
 - A realignment of Korber Road to Vargo Road to facilitate future airport runway extension.
- **Unnamed Future Road A**
 - A frontage road along the east side of US-67 extending from State Highway H to an existing intersection just south of Air Evac Lifeteam (2002 US-67)
- **Unnamed Future Road B**
 - A frontage road along the east side of US-67 extending from Hildebrecht Road to State Highway H.
- **Unnamed Future Road C**



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- A potential creating access to three parcels for future development.
- **Future Unnamed Road D**
 - S. Westmount Drive to Pullan Road Connector
- **Future Unnamed Road E**
 - A new road opening access to land for future development.
- Minor Arterial
 - **W. Liberty Street**
 - A bridge over US-67 connecting the two ends of W. Liberty Street
- **Major Collector Roads**
 - **Fairgrounds Drive**
 - An extension of Fairgrounds Drive to Hurryville Road
 - **Hunt Road**
 - Realignment of Hunt Road just west of Hillsboro Road. Opens access to land for future development.
 - **Future Unnamed Road 7**
 - A potential north-south bypass route connecting State Highway F, State Highway OO, and Old Fredericktown Road.
- **Minor Collector Roads**
 - **College Road Extension to Hurryville Road**
 - **Causey Road Extension Hurryville Road**
 - **Causey Road Extension to Hillsboro Road**
 - **Schwarz Road Extension to Colony Church Road**
 - **Green Road Extension to Colony Church Road**
 - **Future Unnamed Road 8:** A connector road between Schwarz Road and Green Road

The Draft Future Land Use Plan includes eleven land use categories which support the community's desired future land use and development. The summary below defines each future land use category depicted on the Draft Future Land Use Map.

Residential Land Uses

Low Density Residential

Low density residential land use encourages the development of Single Family, Detached dwellings. This land use category generally supports land uses permitted within the following existing zoning districts: :

- R-1 Single Family Residential District
- R-2 Single-Family Residential District
- R-3 Single-Family Residential District

Medium Density Residential

Medium density residential land use encourages the development of missing middle housing on the lower end of the density scale. This may include:

- Single-family, detached
- Single-family, attached or stacked units (i.e., single-family duplex, two-family duplex, townhomes, or condominiums)

This land use category generally supports land uses permitted within the following existing zoning districts:

- R-6 Two-Family Residential District
- R-7 Multiple Single Family (Town House) Residential District

High Density Residential

High density residential land use encourages the development of a mix of residential land uses including both single-family and multifamily across the "missing middle" housing spectrum and promotes mixed residential neighborhoods. This may include:

- Single-family, detached
- Single-family, attached or stacked units (i.e., single-family duplex, two-family duplex, townhomes, or condominiums)
- Multifamily dwellings (i.e., apartments or condominiums)
- Manufactured home parks
- Senior living facilities

This land use category generally supports land uses that permitted within the following existing zoning districts:

- R-4 General Residential District
- R-5 Manufactured and Recreational Residential District

Industrial Land Uses

Light Industrial

This land use generally includes small-scale manufacturing, warehousing and distribution, storage, construction-related uses, and flex industrial space (the combination of office or retail with warehousing/distribution uses). This land use category generally supports land uses permitted within the existing I-1 General District and I-3 Planned Industrial Park District.

Heavy Industrial

This land use generally includes the large-scale manufacturing of goods and materials, and large-scale solar projects or private utility-scale solar projects. This land use category generally supports land uses permitted within the existing I-2 Heavy Industrial District.



The Draft Future Land Use Plan includes thirteen land use categories which support the community's desired future land use and development. The summary below defines each future land use category depicted on the Draft Future Land Use Map.

Commercial Land Uses

Community Commercial

Community commercial land uses encourage compact, neighborhood-scale, pedestrian-oriented commercial development. This type of commercial development can be characterized by a mix of retail and service uses primarily serving a local market; safe, convenient access and connectivity to surrounding residential neighborhoods; pedestrian- and bicyclist-friendly amenities; and outdoor spaces. Neighborhood commercial developments may consist of standalone and/or small-scale, multi-tenant commercial buildings. This land use category supports uses and development characteristics within the existing C-3 Neighborhood Commercial District.

Regional Commercial

Regional commercial land use supports auto-oriented commercial developments which are typically characterized as serving a regional market area, requiring access to the regional transportation system (interstates, state highways, or other major thoroughfares) and substantial parking areas. This land use category supports uses and development characteristics within the existing C-2 General Business District and OP-1 Office and Professional District.

Downtown District

The Downtown District is a special land use category which is intended to capture a broad mix of land uses and development characteristics typically associated with a traditional downtown area. This land use category supports uses and development characteristics within the existing C-1 Central Business District.

Mixed-Use

The Mixed-use land use category is intended to support the development/redevelopment of areas or sites exhibiting unique characteristics, challenges, or opportunities while providing a compatible arrangement of land uses and buildings that is generally consistent with the Comprehensive Plan. Mixed-use developments may warrant additional planning and development review via a planned unit development zoning district procedure. Potential mixed-use areas identified include: the old Trimfoot warehouse; the NW quadrant of US-67 and Maple Street; and the existing OA-1 Office and Apartments District around the hospital and high school campuses may also fit within this land use category.

Other Land Uses

Institutional

This land use category includes major public and semi-public uses such as government buildings, schools and school district facilities, colleges and universities, and public utilities (water towers, power generation facilities, etc.).

Parks, Open Space, and Conservation Areas

This land use category includes parks, recreation facilities, trails, nature preserves, open space/conservation areas.

