

ZONING REGULATIONS

The City's primary single family zoning district is the SR, Single Family Residential District. The SR District regulations can be accessed through the City's website at www.olivettemo.com. A summary of regulations is provided below for your convenience.

280.030. Intent and Purpose.

The purpose of the SR District is to provide for the construction of new detached single-family residences. The regulations of this district are intended to protect and conserve existing areas of predominately single-family detached dwellings, while allowing the construction of new units which are in substantial conformance with the lot sizes and character of the surrounding and adjacent residences.

280.035. Height and Bulk Standards.

A. *Residential floor area ratio.* In no case shall a single-family detached residence exceed a residential floor area ratio of:

- (1) For lots six thousand (6,000) square feet or less in area, 0.50;
- (2) For lots greater than six thousand (6,000) square feet in area but less than twenty thousand (20,000) square feet, 0.30 or three thousand five hundred (3,500) square feet, whichever is greater; and
- (3) For lots twenty thousand (20,000) square feet or greater in area, 0.25 or six thousand (6,000) square feet, whichever is greater.

(HOW TO MEASURE RESIDENTIAL FLOOR AREA RATIO: The sum of the horizontal surfaces of the habitable and heated floor areas of a residential building, excluding basements, carports and enclosed garages, as measured from the exterior limits of the faces of the building and including any upper floor areas open to the floor below, divided by the total lot area.

B. *Lot coverage:* In no case shall the lot coverage of a single-family detached residential lot exceed:

- (1) For lots six thousand (6,000) square feet or less in area, forty percent (40%);
- (2) For lots greater than six thousand (6,000) square feet in area but less than twenty thousand (20,000) square feet, twenty-five percent (25%) or two thousand five hundred square feet, whichever is greater; and
- (3) For lots twenty thousand (20,000) square feet or greater in area, twenty percent (20%) or five thousand (5,000) square feet, whichever is greater.

C. *Residential building height.* In no case shall the residential building height of a single-family detached residence exceed thirty-five (35) feet.

(HOW TO MEASURE RESIDENTIAL BUILDING HEIGHT: The vertical distance measured from the average elevation of the lot grades for the pre-existing residential lot use at each corner of each building facade along a street side of a lot to the highest portion of the roof. On corner lots, the height of residential building shall be measured along each street side.)

280.036. Yard and Setback Requirements.

A. *Minimum front yard setback.* The minimum front yard setback shall equal the front yard setback of the legal lot of record as set out on the plat thereof. In no event shall the front yard setback be less than twenty-five (25) feet.

B. *Minimum side yard setback.* The minimum side yard setback for each side yard shall be as follows:

Lots greater than sixty (60) feet in width: Twelve (12) percent of the lot width;

Lots sixty (60) feet or less in width: Ten (10) percent of the lot width;

In no event shall a side yard setback be less than five (5') feet.

- C. *Rear yard setback.* Each interior lot shall provide a minimum rear yard setback of twenty (20) percent of the lot depth. No lot shall provide a rear yard setback less than twenty (20) feet.

(DRIVEWAYS: Driveways shall provide a minimum of ten (10) feet in paved width. Driveway openings shall be located no closer than thirty (30) feet to any intersecting street right-of-way. All paved driveway and turnaround areas shall be located at least five (5) feet from any adjacent property line. The width of a driveway opening shall not be less than sixteen (16) feet measured along the intersection with the adjacent street pavement.)