

## Analysis of Rolla Zoning

	District	Minimum lot size (sf)	Minimum street frontage AND width of lot at building line	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Parking Req'm'ts	Maximum Lot Coverage	Maximum Height of Building	Buffer Zone Req'm't
R-R	Rural Residential	40,000 sf	150'	35'	25'	50'	2 / unit	25%	35' (2 story)	
R-1	Residential	6,000 sf	60'	25'	5'	10'	2 / unit	40% if lot <12,000 sf 25% if lot >12,000 sf	35' (2 story)	
R-2	Duplex	9,000 sf	75'	25'	5'	10'	2 / unit	40%	40' or 2 ½ story above avg. finish grade	
R-3	Apartment	7,500 sf + 1,000/ea unit in excess of 2	75'	25'	5'	10'	2 / unit	40%	Not to exceed 4 story or 60' above avg. finish grade*	X
R-3b	Multi-family	10,000 sf + 1,500/ea unit in excess of 2	75'	25'	5'	10'	2 / unit		40' or 2 ½ story above avg. finish grade	
RMH	Residential Manufactured Home District	4,000 sf	45'	10' or 20' (see Sec. 42-179.2)				30%		
GI	Government / Institutional	No minimum	No minimum	None	None	None		Not less than 20% to be open space, excluding parking lots / other paved area / bldg sites		
C-C	Center City	No minimum	No minimum	None	None	None	**	100%	No maximum	
C-O	Office	6,000 sf	60'	25'	5'	10'	1/ea 200 sf floor area	40%	40' or 2 ½ story above avg. finish grade	
C-1	Neighborhood Business	6,000 sf	60'	10'	5'	10'	1/ea 150 sf floor area	40%	40' or 2 ½ story above avg. finish grade	X
C-2	General Retail	6,000 sf	60'	10'	0'	10'	1/ea 150 sf floor area	40%	45' or 3 story above avg. finish grade	X
C-3	Highway Commercial	6,000 sf	60'	10'	0'	10'		40%	45' or 3 story above avg. finish grade	X
M-1	Light Manufacturing	10,000 sf	100'	35'	10'	20'		85%	No maximum	X
M-2	Heavy Manufacturing	25,000 sf	100'	35'	20' (100' if adjoining use is residential)					X
PUD	Planned Unit Development		As approved by Planning & Zoning Commission and the Rolla City Council							

\* Provided that buildings may be erected to a height of 150' when the front, side and rear yard are increased an additional 5 feet for each 10 feet the height of the building exceeds 60'.

\*\* None, except new construction where sufficient land area exists to allow the provision of adequate parking consistent with the requirements of this Article