

## BULK, HEIGHT, & OPEN SPACE REQUIREMENTS

	District	Minimum Lot Size	Min. Bld. Lot Frontage/Width	Front Setback	Side Setback	Rear Setback	Maximum Lot Coverage	Min. Open Space	Maximum Height
R-R	Rural Residential	40,000 SF	150'	35'	25'	50'	25%	NONE	3 Stories & 50'
R-1	Single Family	6000 SF	40' Frontage, 60' width	25'	5'	10'	40% if lot < 12,000 SF 25% if lot > 12,000 SF	NONE	3 Stories & 50'
R-2	Two-Family	9000 SF	75'	25'	5'	10'	40%	25%	3 Stories & 50'
R-3	Multi-Family	7500 SF + 1500 SF for each unit over 2	75'	25'	5'	10'	40%	25%	4 Stories & 64'
R-3b	Multi-Family R-3b	10,000 SF + 1500 SF for each unit over 2	75'	25'	5'	10'	40%	25%	3 Stories & 50'
CO	Office	6000 SF	60'	25'	5'	10'	40%	NONE	2 Stories & 36'
C1	Neighborhood Business	6000 SF	60'	10'	5'	10'	40%	NONE	3 Stories & 50'
C2	General Retail	6000 SF	60'	10'	0	10'	40%	NONE	4 Stories & 64'
C3	Highway Commercial	6000 SF	60'	10'	0	10'	40%	NONE	4 Stories & 64'
CC	Center City	NONE	NONE	0'	0	0	100%	NONE	NONE
M1	Light Manufacturing	10,000 SF	100'	35'	10'	20'	85%	NONE	NONE
M2	Heavy Manufacturing	25,000 SF	100'	35'	20' or 100' if abutting R-District		NONE	NONE	NONE
GI	Government & Institutional	NONE	NONE	NONE	NONE	NONE	80%	20%	NONE
PUD	Planned Unit Development	As approved by the Planning & Zoning Commission and the Rolla City Council							
RMH	Manufactured Home	Refer to Chapter 39 of the Rolla City Code and Section 42-179 of Chapter 42 of the Rolla City Code							