

STEP 1

PERMITTING

WHEN IS A PERMIT REQUIRED?

A permit is required prior to erection, construction or reconstruction of any building or structure or any structural alteration of an existing building or structure within the City of Bolivar.

WHAT IS REQUIRED TO RECEIVE A PERMIT?

- Fill out and submit a Building Permit Application.
- Submit 3 wet sealed sets of construction documents.
 - including stormwater plan, if not previously addressed
 - signed and sealed by a State of Missouri registered architect or engineer
- Provided the applicant has satisfied all conditions and requirements of the building and zoning regulations and paid the appropriate fees, a building permit may be issued.
- Building permits are paid for and picked up at Bolivar City Hall.

WHAT INSPECTIONS ARE REQUIRED?

The following inspections are required for all commercial construction:

- Footings
- Foundations/Basement Walls
- Framing
- MEP Rough-Ins
- Gas
- Insulation
- Sewer Service
- Water Service
- Electric Service
- Driveway Apron
- Final

MEP rough-in inspections may be performed separately at the contractor's request, or they may be done in conjunction with the framing inspection.

To schedule an inspection, contact the Building Inspector a minimum 24 hours in advance. Please provide the following information when scheduling an inspection:

- Permit Number
- Address
- Type of Inspection

CERTIFICATE OF OCCUPANCY

Occupancy will not be permitted before a final inspection has been completed and a Certificate of Occupancy has been issued.

BUILDING CODES

The City of Bolivar has adopted the following building codes:

- 2009 International Building Code
- 2009 International Residential Code
- 2009 International Mechanical Code
- 2009 International Plumbing Code
- 2009 International Fuel Gas Code
- 2009 International Fire Code
- 2008 National Electrical Code
- 2009 International Property Maintenance Code

QUESTIONS?

Contact the Building Department at (417) 326-2489, ext 290.



CITY OF BOLIVAR

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COMMERCIAL CONSTRUCTION: C-0, C-S, C-1, C-2, C-3



The zoning requirements are as numerous as they are diverse. The following is only intended as a brief overview which answers the most commonly asked questions regarding the zoning regulations. It is highly recommended that you contact the Planning & Zoning Department for further zoning requirements.

ZONING DISTRICTS

- C-O: Office and Institution District**
moderate density
public, quasi-public, institutional and professional service uses
- C-S: Highway Service District**
highway service businesses
- C-1: Neighborhood Shopping District**
retail sales of convenience good and services
- C-2: General Commercial District**
basic retail, service and office uses
- C-3: Central Business District**
retail merchandising activities
department stores, apparel stores, general retail sales and services

LOT SIZES

- C-O:** Total area of all principal and accessory buildings shall not cover more than 40% of zoning lot.
Single-Family Dwelling
 - lot size cannot be less than 7500 sf
 - width cannot be less than 60 ft
 - corner lot width cannot be less than 80 ft
 Two-Family Dwelling
 - lot size cannot be less than 4000 sf per family unit
 - width cannot be less than 60 ft
 - corner lot width cannot be less than 80 ft
 Multiple-Family Dwelling
 - lot size cannot be less than 9000 sf or 3000 sf per family, whichever is larger
 - does not apply to dormitories or rooming and lodging houses where no cooking is done in individual rooms or apartments
 Uses other than residential
 - lot size cannot be less than 10000 sf
- C-S:** Total area of all principal building(s) shall not cover more than 40% of ground area on which located.
- C-1:** Total area of all buildings shall not cover more than 30% of ground area on which located.
 - lot size cannot be less than 10000 sf and not more than 100000 sf
- C-2:** No regulations for commercial uses, except to meet fire regulations.
1500 sf of lot area shall be required for each apartment built above ground floor.
- C-3:** No regulations except to meet fire regulations.

ADDRESS REQUIREMENTS

Minimum 4 inch high numbers located in a well-lit area visible from the street

SETBACKS

Always refer to a property's final plat to determine easement requirements.

C-O, C-1	<p>Front Yard: whichever is greater of the following:</p> <ul style="list-style-type: none"> 30 ft in depth measured from the front lot line on collector streets, 70 ft in depth measured from the centerline of the street on arterial streets, 80 ft in depth measured from the centerline of the street <p>Where a lot is located at the intersection of 2 or more streets, there shall be a front yard on each street side. However the buildable width of the lot cannot be reduced to less than 28 ft. In such cases, there shall be a yard along the side street with a depth no less than 5 ft.</p> <p>Side Yard: 5 ft in depth on each side</p> <p>Rear Yard: whichever is smaller of the following:</p> <ul style="list-style-type: none"> 25 ft in depth 20% of lot depth
C-S	<p>Front Yard: whichever is greater of the following:</p> <ul style="list-style-type: none"> 30 ft in depth measured from the front lot line on collector streets, 70 ft in depth measured from the centerline of the street on arterial streets, 80 ft in depth measured from the centerline of the street <p>Where a lot is located at the intersection of 2 or more streets, there shall be a front yard on each street side. However the buildable width of the lot cannot be reduced to less than 28 ft.</p> <p>Side Yard: 1-2 ½ story buildings – 5 ft in depth on each side 3 story buildings – 8 ft in depth on each side</p> <p>Rear Yard: 1-2 ½ story buildings – 35 ft in depth or 20% of lot depth, whichever is smaller 3 story buildings – 30 ft in depth</p>

HEIGHT RESTRICTIONS

- C-O:** No building shall exceed 45 ft in height
Except: for each 1 ft of additional front yard provided, 2 ft of additional height will be permitted
- C-S:** No building shall exceed 40 ft in height
Except: for each 1 ft of additional setback provided, 2 ft of additional height will be permitted
- C-1:** No building shall exceed 40 ft in height
- C-2:** No building shall exceed 45 ft in height
- C-3:** No restriction, provided the desired height does not conflict with other regulations

PARKING

- Size Requirements:** parking spaces must be at least 9 ft in width and at least 20 ft in length
- Surfacing:** hot mix asphalt, concrete, brick pavers, or other similar material substantially equivalent in strength and durability to asphalt or concrete
- C-O, C-S, C-1, C-2:** Parking requirements based on building use. Refer to Parking Regulations described in the Land Use Regulations.
- C-3:** Off-street parking not required.

C-2	<p>Front Yard: whichever is greater of the following:</p> <ul style="list-style-type: none"> 25 ft in depth measured from the front lot line on collector streets, 65 ft in depth measured from the centerline of the street on arterial streets 75 ft in depth measured from the centerline of the street <p>Side Yard: none required Except: provide the following:</p> <ul style="list-style-type: none"> where adjacent to residential land use, 5 ft in depth on each side where side yard adjoins or is contiguous to a City street or public right-of-way, provide the following measured from the centerline of the street: <ul style="list-style-type: none"> on arterial streets, 50 ft in depth on each side on collector streets, 35 ft in depth on each side on local streets, 25 ft in depth on each side <p>Rear Yard: none required Except: provide one of the following:</p> <ul style="list-style-type: none"> Where adjacent to residential land use, 15 ft in depth on each side where rear yard adjoins or is contiguous to a City street or public right-of-way, provide the following measured from the centerline of the street: <ul style="list-style-type: none"> on arterial streets, 50 ft in depth on collector streets, 35 ft in depth on local streets, 25 ft in depth
C-3	<p>Front Yard: none required</p> <p>Side Yard: none required</p> <p>Rear Yard: none required</p>

FENCE REQUIREMENTS

- C-3:** Fences are not required.
- C-O, C-S, C-1, C-2:**
Where adjacent or adjoining property is residentially zoned:
Solid or semi-solid fence between 6 ft and 8 ft tall
Where adjacent or adjoining property is residentially zoned, but separated by a public right-of-way other than an alley:
10 ft tall landscape buffer consisting of trees, shrubs and evergreens shall be provided along property line.
For exceptions, see Land Use Regulations.

TRASH DISPOSAL

C-O, C-S, C-1, C-2, C-3: All dumpsters provided for the disposal of trash shall be placed on 6 inch thick reinforced concrete pad surrounded by a 6 ft privacy fence with locking gate.

LANDSCAPING

Required for all commercially zoned districts. See Land Use Regulations.

QUESTIONS?

Contact Planning & Zoning at (417) 326-2489, ext 224.