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.
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-0: Office and Institution District
- moderate density public, quasi-public, institutional and professional service uses
C-5: 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-0: 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-5: Total area of all principal buildings 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 100,000 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

C: Height Restrictions
C-0: 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-5: 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-0, C-5, 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.

FENCE REQUIREMENTS
C-3: Fences are not required.
C-0, C-5, 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-0, C-5, 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.