

**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 seal 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                   | • Sewer Service    |
| • Foundations/Basement Walls | • Water Service    |
| • Framing                    | • Electric Service |
| • MEP Rough-Ins              | • Driveway Apron   |
| • Gas                        | • Final            |
| • Insulation                 |                    |

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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## INDUSTRIAL CONSTRUCTION: I-1, I-2



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**

**I-1: Light Industrial District**

Certain industrial uses which do not:

- require intensive land coverage
- generate large volumes of vehicular traffic
- create obnoxious sounds, glare, dust or odor

**I-2: Heavy Industrial District**

Basic or primary industries which are generally not compatible with residential and/or commercial activity

**INTENSITY OF USE**

**I-1:** Building may occupy all of the lot except for area required for parking, off-street loading and unloading, access roads and setback requirements

**I-2:** Building may occupy all of the lot except for the area required for parking, off-street loading and unloading, access roads and setback requirements. When required parking and/or loading and unloading is provided within the building, the building may occupy entire lot except for the area required for setbacks.

**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.

**I-1, I-2:**

*Front Yard:* whichever is greater of the following:

- 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

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.

*Side Yard:* 5 ft in depth

*Rear Yard:* whichever is smaller of the following:

- 25 ft in depth
- 20% of lot depth

**HEIGHT RESTRICTIONS**

**I-1:** When a building or structure is within 150 ft of a residentially zoned district:

No building or structure shall exceed 45 ft in height

When a building or structure is more than 150 ft from a residentially zoned district:

No building or structure shall exceed 75 ft in height

**I-2:** When a building or structure is within 150 ft of a residentially zoned district:

No building or structure shall exceed 45 ft in height

When a building or structure is more than 150 ft of a residentially zoned district:

No building or structure shall exceed 150 ft in height

**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

**I-1, I-2:** Parking requirements based on building use. Refer to Parking Regulations described in the Land Use Regulations.

**FENCE REQUIREMENTS**

**I-1, I-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**

**I-1, I-2:** All dumpsters provided for the disposal of trash shall be placed on 6 inch thick reinforced concrete pad surrounded by 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.