

SECTION 405.326: UNIVERSITY NEIGHBORHOOD OVERLAY DISTRICT

The following requirements for uses shall exist in “UNO” University Neighborhood Overlay Districts:

1. *Purpose.* This District is designed to conserve predominantly single-family neighborhoods adjacent to Northwest Missouri State University by reducing the ability of conversion to multi-family use.
2. *Permitted Uses.* Except as otherwise indicated in this section, regulations, including permitted uses, required landscaping, parking, and signage shall be those permitted in the underlying base zoning.
3. *Family Unit.* For the purposes of this district a family unit shall be defined as no more than 2 unrelated individuals.
4. *Space limits.*

Regulators	1-Family Detached	1-Family Attached	Duplex	Multi-Family	Other Permitted Uses
Site area per Housing Unit (sq.ft)	6,600	5,000	4,000	3,000	
Minimum Lot Area	6,600	5,000	8,000	10,000	6,600
Minimum Lot Width (feet)	66	50	66	100	66
Minimum Yard (feet)					
Front Yard ^A	25	25	25	25	25
Side Yard	6	12	7	6 ^B	10
Street Side Yard	15	15	15	15	15
Rear Yard	25	25	25	25	25
Maximum Height	35	35	35	35	35
Maximum Building Coverage	50%	50%	50%	50%	50%
Maximum Impervious Coverage	70%	70%	70%	70%	70%

A. The required front yard setback is the larger of the average of the setback of adjacent structures to the property or the average of all properties on the blockface. An application for a building permit must include a calculation of these averages. The City Code Enforcement Officer may vary this requirement if he/she determines that a different setback is necessary to maintain the integrity of the blockface. This shall be accompanied by a written finding of fact stating the reasons for such determination.

B. Six (6) feet for up to two (2) story buildings and an additional five (5) feet per story for each story over two (2).

5. *Off-Street Parking.* Two (2) spaces per unit

6. *Additional Regulations.*

A. *Permitted accessory uses. Accessory rentals are prohibited in this district.*

B. *Multi-Family Development. New multi-family development must comply with the following dispersion requirements:*

- 1.) *Any new multi-family development containing from three (3) to eight (8) residential units must be located at least 300 feet from any pre-existing multi-family development.*
- 2.) *Any new multi-family development containing from nine (9) to twelve (12) residential units must be located and addition thirty-five (35) feet for each additional unit over eight (8) from any pre-existing multi-family development.*
- 3.) *No new multi-family development shall exceed twelve (12) units.*