

SECTION 405.325: CAMPUS TOWN OVERLAY DISTRICT

The following requirements for uses shall exist in “CTO” Campus Town Overlay Districts:

1. *Purpose.* This District is designed to encourage the development of rental residential adjacent to the Northwest Missouri State University campus and away from other predominantly single-family residential neighborhoods.
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 this district a family unit shall be defined as no more than (4) unrelated persons.
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	2,500	
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 <sup>A</sup>	25	25	25	25	25
Side Yard	6	12	7	6 <sup>B</sup>	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.* 1.25 off-street parking stall for each bedroom is required and can be met through tandem parking on a paved driveway.

A. *Front yard parking. Parking in front yards shall be subject to the following:*

- 1.) *All required parking in any Residential district must be outside the required front yard.*
- 2.) *No parking for any permitted use in any Residential district, other than single-family detached, attached, or duplex units, may be located in the required front yard.*
- 3.) *In any Residential district, no single-family detached, attached or duplex shall have more than 25 percent of the front yard used for driveway and off-street parking purposes. However, this restriction shall not prohibit the construction of a 20-foot-wide driveway or a driveway expansion immediately in front of and the minimum width reasonably necessary to provide access to a three or four-car garage.*
- 4.) *In any Residential district, expansions of off-street parking areas in front yards shall be of a hard surface, i.e., paved concrete, asphalt, brick pavers, or equal.*

6. *Additional Regulations.*

A. *Permitted accessory uses. One accessory residential unit is permitted.*

B. *Group Space Limits. Group residential uses, including fraternity and sorority houses, must provide at least 850 square feet of site area per resident.*