



PLANNING AND ZONING COMMISSION MEETING

MARCH 19, 2026 @ 6:00 PM
MONETT CITY ANNEX

AGENDA

I. Call to Order

II. Approval of the Agenda

III. Public Comments

- A. General public comments not pertaining to agenda items are to be given 3 minutes per person. Comments pertaining to agenda items are to be discussed during the appropriate section.

IV. Old Business

V. New Business

- A. Rezoning of 617 & 619 W Main St. from Zone "D" Industrial to Zone "B" Second Residential (Multiple-Dwelling)

VI. Regular Business

- A. Continued Discussion on Breaking Apart Zone "B" Multifamily and Including a New MCCD Overlay

VII. Informational Items

- A. Next Regular Planning and Zoning Board Meeting: April 16th, 2026 at 6:00pm at the Monett City Annex

VIII. Adjournment



Randy Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

www.monettmo.gov
217 Fifth Street • Monett, Missouri 65708
(417) 235-3763

Staff Report

To: Planning and Zoning Commission
From: Community Development Department
Date: 2/23/2026
Re: Rezoning of 617 & 619 Main St.

GENERAL INFORMATION

Petitioner Jason Kurima, owner of Kurima Real Estate Investments, LLC, has provided a Petition for Amendment of Zoning Ordinance for his property located at 617 & 619 Main Street, here in Monett. He is seeking for this property to be rezoned from Zone “D” Industrial to Zone “B” Multifamily.

Currently on this property sits a small, approximately 1,000 sq ft pole barn. Mr. Kurima previously had plans to place a second small pole barn immediately behind (south of) this structure, but ran into problems with this original plan.

Mr. Kurima now has plans to split the property parcel into two separate lots in order to retrofit the pole barn into a residential unit and then build a second residential unit on the western portion of the property.

To be clear, our Building Inspector, Mike Eseman, has told the petitioner that retrofitting the pole barn to an extent that it is habitable and up to code – as legally required – would be challenging. Although we cannot recommend it directly, we believe this structure will likely be torn down and replaced with a new up-to-code structure.

And with regards to building a new residential structure on the west side of the property, the petitioner would need to place the building far enough back from the road as to not build over the sewer line that exists on the property. This property would face obstacles with building driveways across the sewer line or accessible walkways over it. However, it should be mentioned that from the available GIS data, that the sewer line is approximately 10-15 feet below the surface. Any easements are currently unknown, nor are any outstanding indemnification agreements.

The adjoining property to the east, 615 Main St., was recently rezoned from Zone “D” Industrial to Zone “C” Commercial, towards the end of 2025.



PROPOSAL

Petitioner Jason Kurima, owner of Kurima Real Estate Investments, LLC, has provided a Petition for Amendment of Zoning Ordinance for his property located at 617 & 619 Main Street, here in Monett. He is seeking for this property to be rezoned from Zone “D” Industrial to Zone “B” Multifamily.

RECOMMENDATION

Considering that any access to the Southern 2/3rds of the property can only be gained by crossing two municipal prescriptive utility easements (one sanitary sewer and one water line), the Community Development Director advises this rezoning application be recommended only upon inclusion of a mutually acceptable access plan for the lot/s, possibly including an Easement Encroachment & Indemnification Agreement as well. Furthermore, many of the properties in this area were zoned industrial due to their proximity to the Monett sewer plant for odor and safety considerations, and rezoning to a residential use would create precedence and contiguity for future residential rezoning applications.

ATTACHMENTS

Please see the following attachments:

1. GIS Map of the Location and Zoning
 2. GIS Map of Utilities and Flood Zone Information
-



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Petition for Amendment of Zoning Ordinance

Rezoning Petition

To the Planning and Zoning Commission of the City of Monett, and the City Council of the City of Monett, Missouri:

Come now petitioners Kurman Real Estate, and states and shows to the City Planning and Zoning Commission and the City Council as follows:

That said parties are the owners of the following described real estate situated in Barry County, Missouri within the city limits of the City of Monett, Missouri to-wit:
(see attached legal description of the property)

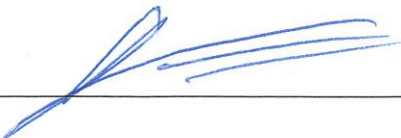
The above-described real estate is also known as: 617 & 619 Main St.

That according to the provisions of the zoning ordinances of the City of Monett, said real estate is currently zoned as district Industrial.

An amendment is being requested to change the classification of the real property and its permitted uses from district D to district B.

Wherefore, petitioners request that the Council refer this petition to the Planning and Zoning Commission for report and recommendation and thereafter public notice to hold a public hearing and thereafter by ordinance shall provide classification of the above-described real property and thereby grant the requested amendment to zoning.

Dated this 18 day of February, 2026.

Signature of Petitioner: 



MONETT

PRIDE AND PROGRESS

Application & Procedures for Rezoning

Owner Name: Kurma Real Estate
 Owner Mailing Address: 602 13th St. Monett
 Owner Phone Number: 417-484-3790 Email: Jason Kurma @gmail.com
 Applicant Name (if different): Jason Kurma
 Applicant Mailing Address: ~~602~~
 Applicant Phone Number: _____ Email: _____

Acknowledgement:


There currently is no direct fee taken by the City for rezoning property. However, as part of the rezoning process, and according to the City's ordinances, the petitioner must pay the publishing costs the City incurs in providing the legally required public notice period to the public. All publishing costs incurred by the City will be reimbursed by the petitioner prior to the Planning and Zoning meeting during which it shall be discussed. If this is not paid prior to the meeting, the petition will not be discussed during the meeting.

Likewise, the petitioner must provide the following items as part of the rezoning petition:

- Proof of ownership of the property (property deed)
- Legal Description of the property (usually found on the deed)

If you have any questions, please contact Andrew Miller, Development Assistant of the City of Monett at amiller@monettmo.gov or by calling 417-235-5306 ext. 2755.

By signing below, I acknowledge that I read and understand the above acknowledgement, acknowledge that I am required to pay publishing costs prior to the Planning and Zoning commission meeting during which this shall be held, and that I cannot be added to the meeting agenda until all items have been provided to the Community Development Department at the City of Monett.

Signature of Petitioner:  Date: 2/18/26

Signature of Applicant: _____ Date: _____

Mail To: **602 13TH STREET
MONETT , MO 65708-0000**

Deed: **KURIMA REAL ESTATE INVESTMENTS,LLC**
 Contract:
 CID#: **2-3364-000**
 DBA: **617 MAIN STREET MONETT,MO**
 MLS:

Map Area: **MONETT CITY**
 Route: **000-000-000**
 Tax Dist: **03-24-00-03-00-03-00**
 Plat Page:
 Subdiv: **MONETT LAND LOT**

Checks/Tags:
 Lister/Date:
 Review/Date: **D K, 12/27/2024**
 Entry Status: **Inspected**

Urban / Commercial

Legal: MONETT LAND LOT: PT. SESE LYING N. RAILROAD : SEC:36 TWN:26 RNG:28

Land													
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres						
Acre X Rate						26,571.60	0.610						
Subtotal						26,571.60	0.610						
Grand Total						26,571.60	0.610						

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason					Exempt
11/21/2025	\$0	D049	25-6364										
12/15/1992	\$0	D000	412-942										
10/01/1975	\$0	D049	281-309										

	Count	Ag Building Description	Units		Year							
P:1	1	1S MTL (AX1); Post Fr. 925-Steel Utility Bldg	30' x 30' x 10'	900 SF	1981							
	Adj	(+) Insulation		900	AVG							

PP OLD MTL TRUCK BODY

1 "MORTON BLDG"

Sketch 1 of 1



12/27/2024 - MTL BLDG (FRONT)



11/3/2009 - 30X30 MTL BLDG (BACK)

NOTICE OF PLANNING AND ZONING COMMISSION HEARING

Notice is hereby given to all interested parties that a meeting of the Planning and Zoning Commission has been scheduled for **March 19th @ 6:00pm**. The following is a tentative agenda for that meeting:

Consideration and Review of the following

Rezone the below parcel from zone “D” Industrial to zone “B” Second Residential (Multiple Dwelling).

Barry County

All that part of the Southeast Quarter (SE ¼) of Section 36, Township 26, Range 28 Lying North of the Right-of-Way of the St. Louis & San Francisco Railroad Company; Except that Part thereof described as Pryor’s Subdivision No. 2 as Platted and Recorded in Plat Book 3, Page 106, in the Recorder’s Office, Barry County, Missouri; and Except a Tract of Land described as follow’s: Beginning at a Point 254 Feet West and 30 Feet South of the Northeast Corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Thirty-Six (36), Township Twenty-Six (26) Range Twenty-Eight (28), Thence West 142.5 Feet, Thence South 163 Feet to the North Right-of-Way Line of Existing Railroad, Thence Southeasterly along said Right-of-Way Line 143 Feet, Thence North 188.5 Feet to the Point of Beginning and Containing 0.57 Acres. Subject to any easements, rights of way, restrictions, reservations, and covenants of record or fact.

Notice is further given that said Commission of the City of Monett, Missouri at the hour of **6:00pm on the 19th day of March 2026** will consider said agenda. The meeting of the Planning and Zoning Commission will be held in the Main Boardroom at the Monett City Annex, located at 100 South Maple Street. The meeting is open to the public and all interested parties may attend and be heard.

/s/ Mike Wallace

Chairman-Planning and Zoning Commission



Eisenho

W Myrtle St

Eisenhower St

WHITLOCKS 1ST ADDN

Opal St

Main St

1

2

Zone B

Zone B

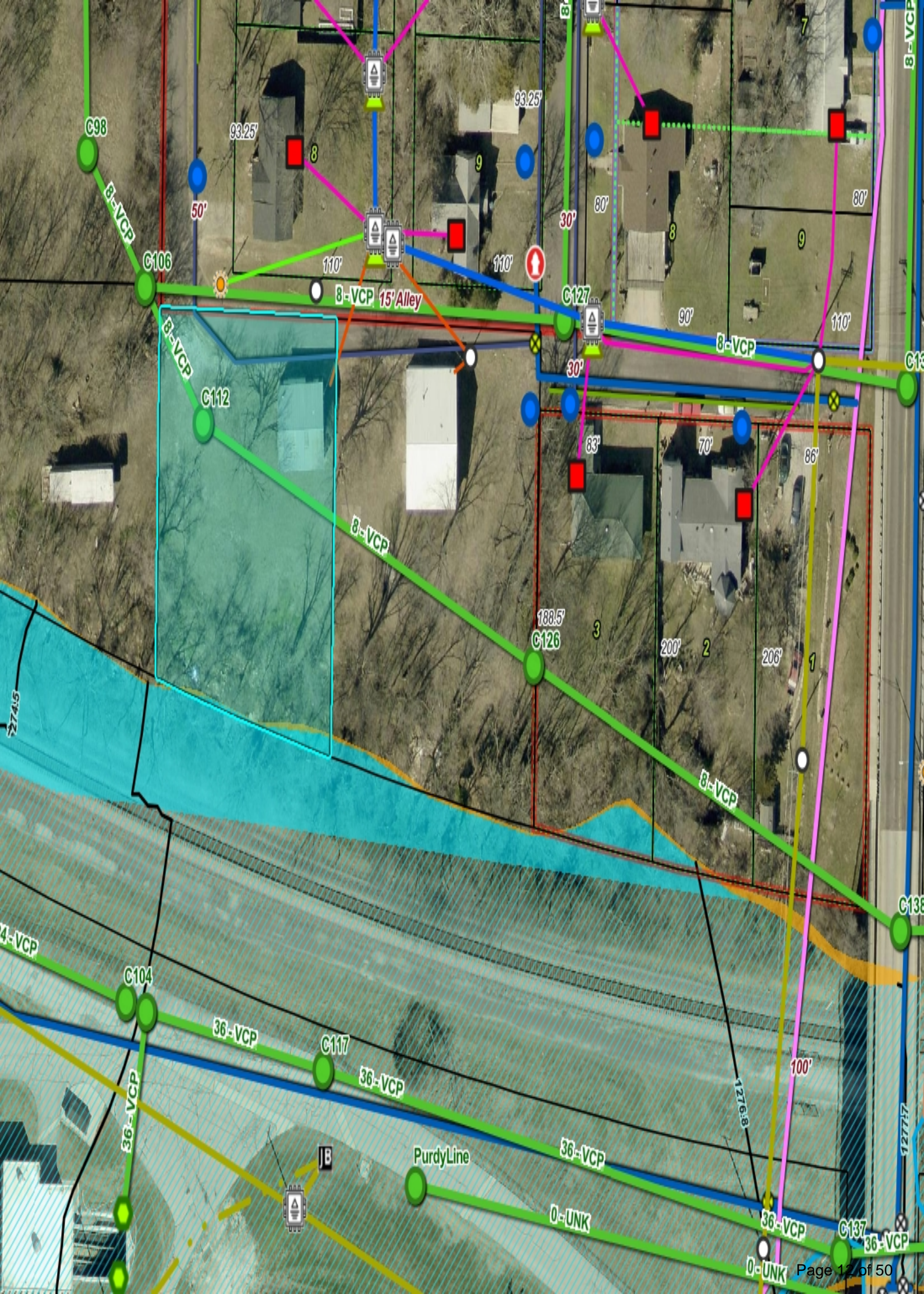
Zone CP

Zone D

Zone C

Zone CP

333 B





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Staff Report

To: Planning and Zoning Commission,
From: Andrew Miller, Development Assistant
Date: 2/27/2026
Re: General Information Regarding the Proposed New “B” Overlay

GENERAL INFORMATION

City Staff would like to acknowledge that the lack of proper materials provided to the Planning and Zoning Commission during the meeting on February 26th, 2026. Due to the timelines we are required to adhere to, the first draft of this proposal had come out after packets were already provided to the Commissioners. Likewise, Staff had anticipated a more barebones presentation by Scott Hanson without going into too many of the specific portions of the plan. Rather, the Community Development Department would like to present this material through the use of multiple staff reports and informational diagrams, in such a way as to complement Mr. Hanson’s information.

For the purposes of this and following staff reports, we shall refer to the proposed overlay as the “Monett Core Conversation District”, or, more simply, “the MCCD” for short. This name is not final, but shall serve as the interim name until either modified or finalized.

City Staff acknowledges that the City is concurrently going through the monumental task of updating the City’s Comprehensive Plan which may impact the goals, purpose, and strategies that the Community Development Department is using to achieve smart growth in Monett. We are in no way describing this MCCD as a final product, as it may require modification as the Comprehensive Plan becomes formally adopted. In fact, we would rather entertain the idea of modification with these discussions, possible implementation, or if the circumstances, beliefs, or goals of the Commission or City change.

The goals of adopting changes to multifamily zoning are complex and interwoven, but instituting a new overlay district is a method to modify our multifamily districting in such a way as to promote change in our City through controlled growth, without needing to completely rewrite our zoning ordinances.



GENERAL INFORMATION, CONT.

Currently, our department is rather limited in how it can police growth, assuming all other building codes and zoning regulations are followed. Developers are generally able to build what they want within the legal, regulatory, code, and financial parameters placed upon them.

However, a full redevelopment of our multifamily zoning requirements would be nearly impossible given the implications of breaking other sections of our code that are interdependent upon it. Thus, we are utilizing this second overlay option as a way to enact real changes without hamstringing ourselves to deeply in the process.

The MCCD overlay's purpose is to facilitate the types of residential buildings being sought for our City by various groups – including the Planning and Zoning Commissioners themselves. Within this district, all “B” multifamily would be replaced by a new “B-1” – which for all intents and purposes merely removes the open-endedness of multifamily housing. Rather, these would be capped at certain types of duplexes. Other larger or denser versions of multifamily housing would not be allowed without an approval process that began at the Planning and Zoning Commission.

More specifics on the variations of these different levels of “B” to come in future staff reports.

There are no proposals, recommendations, or attachments to this staff report.



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Staff Report

To: Planning and Zoning Commission
From: Andrew Miller, Development Assistant
Date: 3/10/2026
Re: Example of “B” Multifamily Separation Introduction

GENERAL INFORMATION

A previous staff report on the specific changes to “B” Multifamily was lost during an in-house data loss around the end of February. This staff report was written as close to the original as possible.

On or about February 26th, 2026, our contracted City Planner Scott Hanson, in conjunction with Doug Potts and contracted City Attorney Holly Dodge, presented the Community Development Department with a representation of what a future Zone “B” Multifamily ordinance list may look like. I want to be as clear as possible stating that this is merely an example and should not be treated as the actual draft ordinance of separating Zone “B”. Rather, it should be interpreted as a starting legal definition of this “B” separation – very much still in a changing phase.

Due to the timelines surrounding the conversations with Mr. Hanson, the goal timelines for sending Planning and Zoning packets out, and the eventual Planning and Zoning Commission meetings themselves, there are reasonable chances that the working form of this document may have changed.

A reminder: this “overlay” district would begin only incorporating the central core of Monett, and could be extended in the future.

The overarching goal of our separation of “B” multifamily is to put a cap on the types of buildings available to developers within the MCCD, while introducing a method for a high degree of oversight when any buildings larger than traditional duplexes were to be built. This ensures that we do not hamstring the current developers of respectable housing, while equally putting the legal mechanisms in place for overseeing the development of larger multifamily structures (and ensuring these larger developers adhere to stricter building guidelines).

The barebones interpretation of this document is to first introduce the three levels of “B” multifamily, and then implement it in a particular area. However, the most effective tool is the coordination of new, higher-level multifamily zoning *and* the control of the Planning and Zoning Commission to determine where, when, and how these zones could be rezoned into.



GENERAL INFORMATION, CONT.

As Mr. Hanson described in his presentation on February 26th (and again, we apologize for not properly preparing the Commission), the lowest level of the newest “B” multifamily would allow only:

1. Traditional Zone “A” Residential Uses
 - a. Up to 1.5 stories tall – no specific definition of 1.5 stories, but the understanding is that “the floor area of the distinct upper unit is smaller than the floor area of the distinct lower unit”
 - b. Minimum lot size: 5,600 sq ft. – useful for filling in smaller lots with homes
 - c. Lots are typically 140 ft deep – would allow for a 40 ft wide lot to be built upon
2. Traditional Zone “B” Duplexes (Only)
 - a. Up to 1.5 stories tall – no specific definition of 1.5 stories, but the understanding is that “the floor area of the distinct upper unit is smaller than the floor area of the distinct lower unit”
 - b. Minimum lot size: 6,222 sq ft. per duplex – limits how closely homes can be squished together
 - c. Lots are typically 140 ft deep – would allow for approximately 45 ft wide lots to be built upon.
3. One principal structure per lot – a key differentiating factor that brings more control over smart building practices and limits weird edge cases

The above methodology would create low density housing within our core central part of town. This would also preemptively prevent triplexes, quadplexes, larger apartment complexes, etc. in the same portions of the core town.

The specifics of the higher levels of “B” are of lesser importance than the understanding that any developer who wishes to build larger residential structures needs to go through the rezoning process with the Planning and Zoning Commission – which would effectively require an architectural proposal to be included as part of the rezoning process. This enhances oversight by the Community Development Department, the Planning and Zoning Commission, and the City Council.

ATTACHMENTS

Please see the following attachments:

1. Ordinance Example on Separating “B” Multifamily – to be Updated Pending Discussion
-

There are no formal proposals or recommendations as part of this staff report. This staff report is merely for educational purposes.

ORDINANCE NO. _____ – *An Ordinance to establish a zoning overlay district for the area bounded by Sycamore Street and Honeysuckle Lane (north), Eisenhower Street (west), U.S. Highway 60 (south), and 13th Street / Kyler Street (east) for the purpose of regulating multi-family residential uses within the District "B" – Second Residential District zoning district (multiple dwellings) through the use of a tiered zoning framework.*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, AS FOLLOWS:

Section 1. Purpose and Intent. The purpose of this Ordinance is to adopt a tiered zoning framework through the use of a zoning overlay district to establish a maximum density for multi-family residential uses which are zoned District "B" – Second Residential District within an area bounded by Sycamore Street and Honeysuckle Lane (north), Eisenhower Street (west), U.S. Highway 60 (south), and 13th Street / Kyler Street (east).

The zoning overlay district, to be known as the Monett Core Conservation District (MCCD), will allow and further encourage the low-density multi-family uses within its boundaries while supporting the existing neighborhoods located near the historic downtown area and the Cleveland Street corridor.

The MCCD includes an area of long-established neighborhoods dating to City's founding. Comprised of 929 acres, approximately 407 acres (44%) within the MCCD are zoned "District B – Second Residential District." The majority of District B parcels in the overlay area are between 40 and 50 feet wide with residential structures placed 15-25 feet (25% of the lot depth) from the property line and with minimum side yard setbacks of 7 to 10 feet.

The low-density multi-family housing within the MCCD supports the transition from commercial uses in the downtown and along the Cleveland Street corridor to residential uses while addressing vehicular and stormwater management infrastructure impacts.

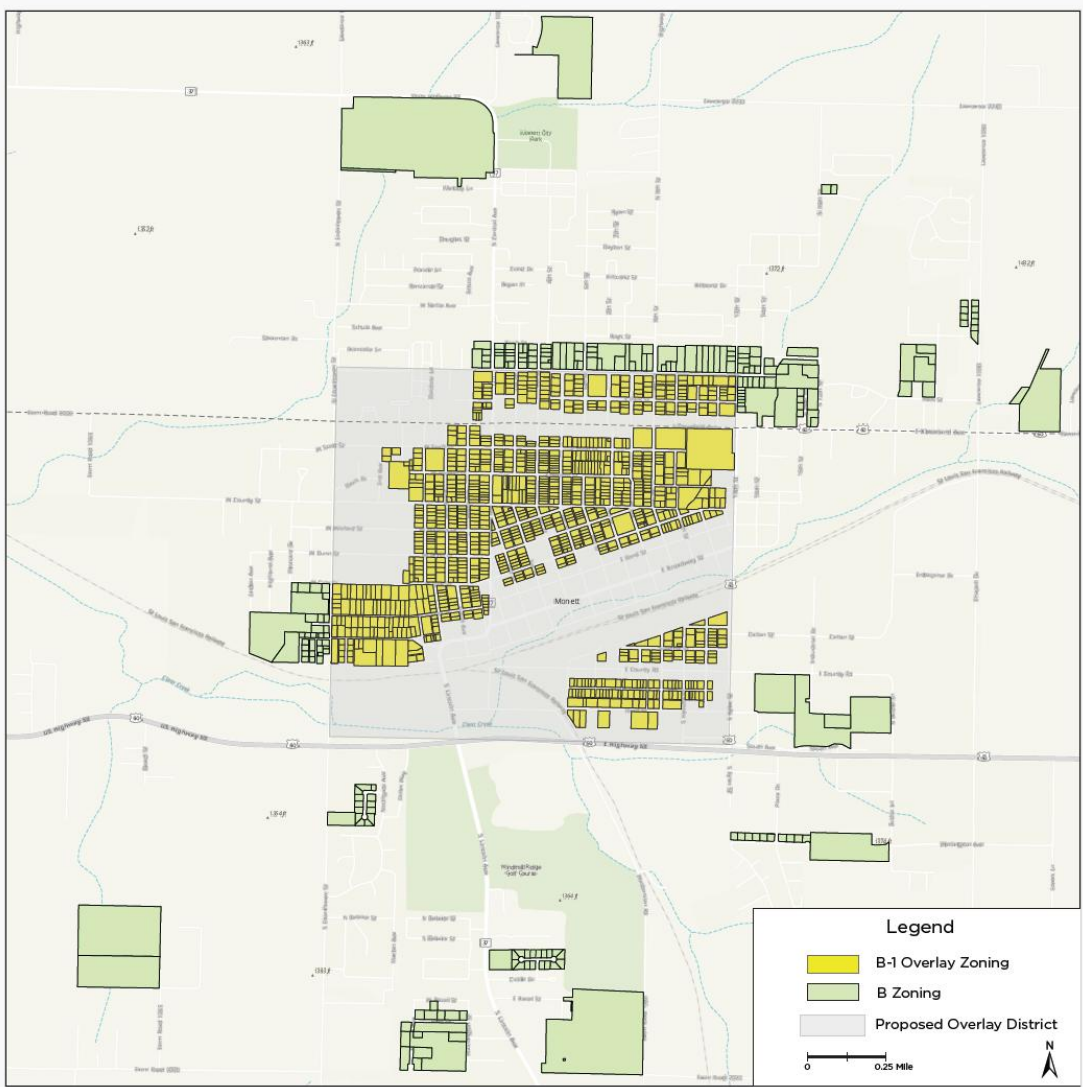
The MCCD overlay district shall only apply to properties zoned District B – Second Residential District within its boundaries. Consistent with this, all property within the MCCD shall be zoned B – Low Density to allow and support two-family (duplex) dwellings at densities up to 7 dwelling units per acre. This will minimize lot consolidations within the MCCD for the purpose of constructing new multi-family structures exceeding this density ratio.

Greater residential densities are supported outside the MCCD in the standard District "B" – Second Residential District. Within the MCCD, higher densities may be allowed by the B-2 (**Medium-Density Multiple Dwelling District**) and the B-3 (**High-Density Multiple Dwelling District**) as provided through the zoning map amendment process in **Section 400.210. Amendments, Modifications, Etc., of Chapter or District Boundaries.**

Section 2. Historic Monett Urban Conservation District Boundary Description and Map

A. *Insert Legal Description of MCCD here*

- B. The MCCD is within the boundaries of the following streets: Sycamore Street and Honeysuckle Lane (north), Eisenhower Street (west), U.S. Highway 60 (south), and 13th Street / Kyler Street (east).



- C. MCCD zoning standards shall govern where they conflict with Chapter 400, and base standards shall govern where the MCCD overlay is silent.

Section 3. MCCD Multi-Family Zoning Tier Structure

Purpose. The purpose of the Monett Core Conservation District is to encourage low density multi-family uses within its boundaries while still allowing for opportunities for medium and high density uses where appropriate. To accomplish this, the MCCD is comprised of a tiered multi-family zoning framework with B-1 (Low Density), B-2 (Medium-Density) and B-3 (High-Density) subdistricts. At the time of adoption, all property within the overlay district is zoned B-1. Property owners may request B-2 or B-3 zoning through the zoning map amendment process in Section 400.210. Amendments, Modifications, Etc., of Chapter or District Boundaries.

A. B-1 Low Density Zoning District

1. Purpose. The B-1 District is intended for low-density multifamily development at a ratio of 7 dwelling units per acre. This district permits housing types such as single-family detached and two-family attached (duplex) structures. It serves as a transition between single-family zones and higher-density residential or commercial areas. This mix of housing options maintains building scale through height and bulk controls and is consistent with what has been the traditional character of the neighborhoods within the MCCD for decades.
2. Upon the date of adoption of this ordinance, all property within the MCCD shall be classified as “B-1 Low Density.”
3. Permitted Uses. The following uses are permitted by right in the B-1 District:
 - a. All uses permitted in District A (One-Family Residential) as defined in Section 400.040.
 - b. Two-Family Dwellings (Duplexes). A building containing two dwelling units, whether arranged side-by-side or one above the other.
4. Accessory uses and structures. Accessory uses and structures incidental to the principal residential use including but not limited to detached garages, carports, storage sheds, home occupation offices, swimming pools, and recreation facilities for residents as subject to the accessory use regulations of Section 400.
5. Lot Size and Building Standards. The B-1 District is subject to the following standards and limitations:

a. Setback, Area And Height Regulations.

Residential Use	Area	Setbacks				Height
		Lot Frontage (Min)	Front From Property Line	Side From Property Line	Rear From Property Line	
Single Family Detached	5,600 square feet	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	20 feet (not to exceed 1½ stories) See Subsection 6 Dimensional Requirements
Two-Family	3,111 square	Same as	Same as	Same as	Same as	20 feet (not to exceed

	feet per dwelling unit (Equivalent to 7 dwelling units per acre)	District A (See section 400.050)	District A (See section 400.050)	District A (See section 400.050)	District A (See section 400.050)	1½ stories). See Subsection 6 Dimensional Requirements
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- b. Maximum number of principal structures per lot: In B-1, not more than one principal building shall be located on a lot of record. Each lot must have frontage on a public street. No private drives or access easements to lots without the required street frontage shall be allowed.
- c. Within the B-1 district, a ratio of 7 dwelling units per acre shall occur. For two-family structures, a minimum of 3,111 square feet of lot area is required to meet this ratio.

6. Dimensional Requirements. Development in B-1 must comply with the following:

- i. Maximum Building Height: Structures in B-1 are intended to be low-rise and consistent in height with existing conditions within the MCCD. Height is measured from average grade to the peak of the roof (or to the deck line of a mansard or the top of a flat roof parapet).
- ii. Lot Coverage: Maximum lot coverage by all buildings shall not exceed 40% of the lot area. Any accessory structures with a roof or any portion of the principal structure over which a roof is placed shall be included in the lot coverage calculation. The remaining 60% of the lot must remain landscaped or used for driveways/parking areas.

7. Off-Street Parking Requirements. Off-street parking in B-1 shall be provided in accordance with Chapter 400.190 (Off-Street Parking) of the Code, and meet the following minimum standards:

- i. Residential Parking: Two (2) parking spaces per dwelling unit for single-family and two-family dwellings. All parking spaces shall be located on the same lot as the dwelling(s) they serve. Parking may be in garages, carports, or on paved driveways or parking pads. On-street parking shall not count toward meeting this minimum requirement.
- ii. Driveway and Layout: For one- and two-family dwellings, the driveway leading to a garage may count towards the required spaces if it is of adequate length (minimum 20 feet of driveway length from the front property line the building foundation to count as a space).

B. B-2 Medium-Density Zoning District.

1. Purpose. The B-2 District is established to accommodate medium-density multifamily housing. It permits apartments and townhouse developments while establishing standards to ensure such development is compatible within the MCCD. The B-2 zone is generally appropriate for sites near collector or arterial roads, around commercial centers, or as buffers between high-intensity zones and lower-density residential areas.
2. Permitted Uses. The following uses are permitted in B-2 within the MCCD:
 - a. All uses permitted in B-1 meeting the requirements of this section.
 - b. Apartments, condominiums, townhouses, and similar attached single-family housing developments or other buildings containing multiple dwelling units meeting the requirements of this section.
3. Accessory uses and structures. Accessory uses and structures incidental to the principal residential use including but not limited to detached garages, carports, storage sheds, home occupation offices, swimming pools, and recreation facilities for residents as subject to the accessory use regulations of Section 400.
4. Lot Size and Building Standards. The B-2 District is subject to the following standards and limitations:
 - a. Setback, Area And Height Regulations.

Residential Use	Area	Setbacks				Height
		Lot Frontage (Min)	Front From Property Line	Side From Property Line	Rear From Property Line	
Single Family Detached Structures	6,000 square feet	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	35 feet (not to exceed 2½ stories) See Subsection 8 Dimensional Requirements
Two-Family Structures	3,000 square feet per dwelling unit	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	35 feet (not to exceed 2½ stories). See Subsection 8 Dimensional Requirements

3 or more Dwelling Unit Structures	4,356 square feet per dwelling unit	90 feet for corner lots. 80 feet for mid-block lots. See Subsection 8	See Subsection 8 Dimensional Requirements	See Subsection 8 Dimensional Requirements	See Subsection 8 Dimensional Requirements	See Subsection 8 Dimensional Requirements
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- b. Maximum number of principal structures per lot: Lots within B-2 shall not contain more than one (1) principal structure per lot. Each lot must have frontage on a public street. No private drives or access easements to serve a B-2 zone lot shall be allowed.
 - c. Within the B-2 district, a ratio of 10 dwelling units per acre shall apply to lots containing or intended to contain 3 or more dwelling units. For these, a minimum of 4,356 square feet of lot area is required to meet this ratio.
5. Density Standards. The B-2 District is subject to the following density standards:
 - i. Density. A maximum of ten (10) dwelling units per acre are allowed in the B-2 zoning district.
 - ii. In B-2 not more than one principal building shall be located on a lot of record.
 - iii. Each lot must have frontage on a public street. No private drives or access easements to lots without the required street frontage shall be allowed.
 - iv. Minimum Lot Area: 6,000 square feet for any new lot created in B-2 intended for a detached single-family home or a two-family (duplex) structure. For lots intended for multi-family structures containing 3 or more dwelling units, each dwelling unit shall contain a minimum of 4,356 square feet of lot area.
 6. Lot Frontage: Minimum lot width of 80 feet at the front building line for any new B-2 lot. Corner lots should have at least 90 feet of frontage along the primary street to allow adequate side yard on the secondary street.
 7. Maximum number of principal use structures per lot: Lots within B-2 may contain no more than one (1) principal structure per lot. Each lot must have frontage on a public street. No private drives or access easements to serve a B-2 zoned lot shall be allowed.
 8. Dimensional Requirements. Development in B-2 must comply with the following bulk and setback standards:
 - i. Front Yard: Minimum 25-foot front setback from the front property line to any principal structure. (For corner lots, one frontage shall be designated the "front" for setback purposes; the other frontage will be treated as a street side yard – see side yard requirement below.)

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- ii. Side Yards: Minimum 7-foot side yard on each side of the lot for one-story buildings. If a building exceeds one story in height, a minimum 10-foot side yard on each side is required. On corner lots, the side yard abutting the street shall be a minimum of 15 feet from the property line to provide adequate vision clearance.
 - iii. Rear Yard: Minimum 20-foot rear setback from the rear property line to any principal building. Accessory structures may be located in the rear yard but must be set back at least 5 feet from the rear lot line and comply with any easements.
 - iv. Maximum Building Height: 35 feet (not to exceed 2½ stories). Height is measured from average grade to the peak of the roof (or to the deck line of a mansard or the top of a flat roof parapet).
 - v. Lot Coverage: Maximum lot coverage by all buildings shall not exceed 40% of the lot area. At least 60% of the lot must remain as yard/open area, whether landscaped or used for driveways/parking.
- d. Off-Street Parking Requirements. Off-street parking in B-2 shall be provided in accordance with Chapter 400.190 (Off-Street Parking) of the Code, and meet the following minimum standards:
- C. Residential Parking:** Two (2) parking spaces per dwelling unit. All parking spaces shall be located on the same lot as the dwelling(s) they serve. Parking may be in garages, carports, or on paved driveways or parking pads.
 - D. Driveway and Layout:** For units with attached garages and driveways intended to serve only the individual dwelling units, the driveway leading to a garage may count towards the required spaces if it is of adequate length (minimum 20 feet of driveway length from the front property line the building foundation to count as a space).

C. B-3 High Density Zoning District.

1. Purpose. The B-3 District is established to accommodate highly concentrated multiple-family residential development. This district provides for more intense land usage in areas where lower-density development is deemed neither appropriate nor economical. It is further intended for this district to provide apartment type dwellings in mid-rise structures for those persons desiring to live in such an environment. Allowing densities of up to 15 dwelling units per acre, this district may be applied to areas best suited for such intense residential usage, especially near intersections of arterial or collector streets and around

commercial centers. It permits apartments and townhouse developments while establishing standards to ensure such development is compatible within the MCCD.

2. Permitted Uses. The following uses are permitted in B-3 within the MCCD:

a. All uses permitted in B-2 meeting the requirements of this section.

3. Accessory uses. Uses incidental to multifamily residential developments, including but not limited to leasing offices, clubhouses or community buildings for residents, laundromats, fitness facilities and swimming pools for residents, garages and carports, swimming pools, and maintenance buildings as subject to the accessory use regulations of Section 400.

4. Lot Size and Building Standards. The B-3 District is subject to the following standards and limitations:

a. Setback, Area And Height Regulations.

Residential Use	Area	Setbacks				Height
		Lot Frontage (Min)	Front From Property Line	Side From Property Line	Rear From Property Line	
3 or more Dwelling Unit Structures	2,904 square feet per dwelling unit	100 feet. See Subsection 7	See Subsection 8 Dimensional Requirements	See Subsection 8 Dimensional Requirements	See Subsection 8 Dimensional Requirements	45 feet. See Subsection 8 Dimensional Requirements
Single Family Detached Structures	6,000 square feet	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	35 feet (not to exceed 2½ stories)
Two-Family Structures	3,000 square feet per dwelling unit	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	35 feet (not to exceed 2½ stories)

b. Within the B-3 district, a ratio of 15 dwelling units per acre shall apply to lots containing or intended to contain 3 or more dwelling units. For these, a minimum of 2,904 square feet of lot area is required to meet this ratio.

C. To promote a cohesive development appearance and efficient use of parking areas, the B-3 district allows for multiple principal structures on the same lot. Each lot must have frontage and access to a public street.

5. Density Standards. The B-3 District is subject to the following density standards and limitations:

- i. Density. A maximum of ten (10) dwelling units per acre are allowed in the B-2 zoning district.
- ii. Minimum Lot Area: 6,000 square feet for any new lot created in B-2 intended for a detached single-family home or a two-family (duplex) structure. For lots intended for multi-family structures containing 3 or more dwelling units, each dwelling unit shall contain a minimum of 2,904 square feet of lot area.

6. Lot Frontage: Minimum lot width of 100 feet at the front building line for any B-3 lot.

7. Number of principal use structures per lot: Lots within B-3 may contain more than one (1) principal structure.

8. Dimensional Requirements. Development in B-3 must comply with the following bulk and setback standards:

1. Front Yard: Minimum 40-foot front setback. If B-3 development fronts on a state highway or major arterial where a larger right-of-way or future widening is a concern, the City may require a deeper front setback as a condition of rezoning to align with thoroughfare plans.
2. Side Yards: Minimum 10-foot side setback on each side for buildings up to two stories in height. For any building or portion of a building that exceeds two stories (i.e., above 35 ft), the side setback shall be at least 15 feet on each side. Corner lot street side yards shall be a minimum of 20 feet from the property line.
3. Rear Yard: Minimum 20-foot rear setback. Where a B-3 lot directly abuts a single-family residential district (District A or MD) at the rear, the rear yard shall be 25 feet to allow for screening.
4. Maximum Building Height: 45 feet for structures containing 3 or more Dwelling units. 35 feet for single family detached and two-family structures.
5. Maximum Lot Coverage: At least 50% of the lot must remain as any combination of yard, open space, or passive or active recreational space to serve residents comprised of pervious surfaces. On-site stormwater detention shall not count toward the yard, open space, or recreational space requirements. Paved parking, sidewalks, trash enclosure

areas and other surfaces impervious to stormwater shall meet stormwater detention requirements but are not included in either building coverage or yard/ open space / recreational space percentages. Areas for landscaping or screening may be included toward yard/ open space / recreational space requirements.

c. Off-Street Parking Requirements.

- C.** For single family detached and two-family structures, off-street parking in B-3 shall be provided in accordance with Chapter 400.190 (Off-Street Parking). For structures with 3 dwelling units or more, the following shall apply:
1. For multi-family units limited to housing for the elderly: Two (2) spaces per dwelling unit;
 2. For all other 3+ multifamily structures:
 1. Two (2) spaces for a one (1) bedroom unit;
 2. One and one-half (1 1/2) spaces per bedroom for two (2) bedroom unit; and
 3. One (1) space per bedroom for three (3) or more bedrooms in a multi-family dwelling.
- D. Location and Design:** Off-street parking should be located in either the side or rear yards. No parking shall be allowed in the required front yard setback, except for driveways that provide access. Parking lots with more than 10 spaces shall include interior landscaping per city landscape standards and shall be screened from view of adjacent lower-density residential properties by a fence or vegetative buffer.
- E. Garages:** If individual garages (attached or detached) are provided for units, each garage space counts toward the parking requirement. However, the overall site must meet standards of this subsection.

Section 3. Integration with Existing Code and Conflict Provision. The provisions of this Ordinance shall be incorporated into Chapter 400 of the Monett Municipal Code. The City Clerk, in consultation with the City Attorney, is authorized to assign appropriate section numbers (and/or article or division numbers) for the Monett Core Conservation District (MCCD), including zoning classifications within the MCCD (B-1, B-2, and B-3) created above, and to update any cross-references in the Code accordingly. In the event of any conflict between the regulations adopted herein and any pre-existing provision of the Monett Municipal Code, the provisions of this Ordinance shall govern to the extent of the conflict. MCCD zoning standards shall govern where they conflict with Chapter 400, and District "B" – Second Residential District standards shall govern where the MCCD overlay is silent.

Section 5. Severability. The sections, subsections, paragraphs, sentences, and clauses of this Ordinance are severable. In the event that any portion of this Ordinance is found by

a court of competent jurisdiction to be invalid, unconstitutional, or unenforceable, such finding shall not affect the remaining provisions of this Ordinance, which shall remain in full force and effect.

Section 6. Effective Date. This Ordinance shall take effect and be in force from and after its passage by the City Council and approval by the Mayor, as provided by law. All zoning and development applications submitted on or after the effective date shall conform to the requirements herein. Existing properties zoned District B within the M CCD are rezoned to B-1. Property owners within the M CCD may request B-2 or B-3 zoning through the zoning map amendment process per Section 400.210. Amendments, Modifications, Etc., of Chapter or District Boundaries. The City staff is directed to update official zoning maps to reflect the adoption of the M CCD and the B-1 zoning classification in effect upon passage of this ordinance.

EXAMPLE ONLY



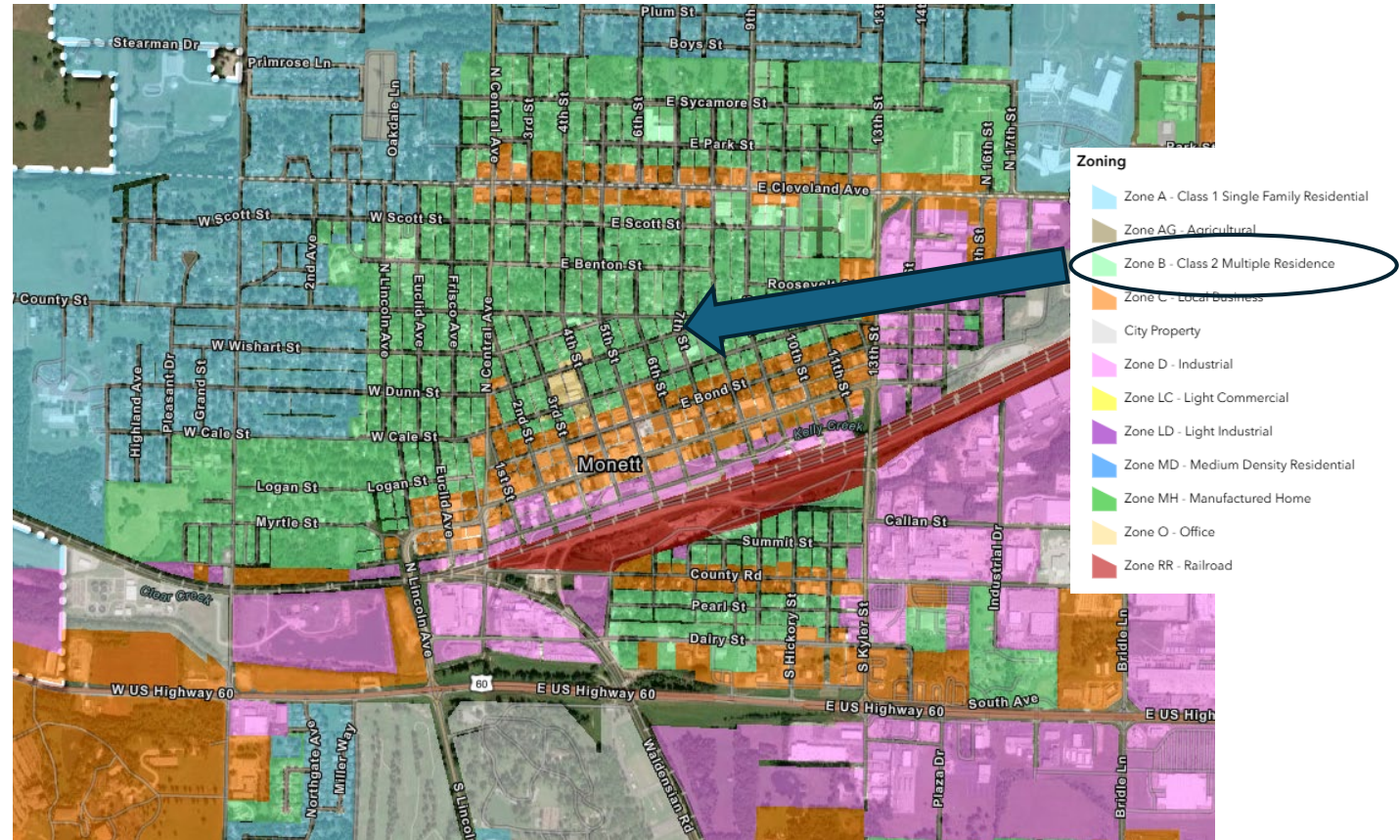
Planning & Zoning Commission

Tiered Approach to Multi-Family Zoning Discussion

2/26/2026

Tiered Approach to Multi-Family Zoning

- Why create a “zoning overlay district” around Monett’s downtown area?
- This historic core of Monett features long-established neighborhoods dating to City’s founding.
- Within approximately 930 acres that surround it, approximately 407 acres (44%) are zoned “District B – Second Residential District.”





- The majority of homes in “District B” in the proposed overlay area are:
 - - On lots of 40 to 50 feet in width and 140 feet in length.
 - - Contain existing residential structures, most of which are single family dwellings.
 - - Homes are set back 15-25 feet (25% of the lot depth) from the front property line.
 - - Side yards are between 7 to 10 feet.
 - 1.5 stories or 20-25 feet in height.
- While there are many exceptions, the architectural style suggest most homes were likely built between 1920 and 1960.
- In short, while zoned for “multi-family,” the area within the proposed overlay district is predominantly “single family residential” in character.

Tiered Approach to Multi-Family Zoning

- What is happening (or has the potential to happen) within this “B” zoned area?
 - Lots of 40 to 50 feet in width are (or could be) consolidated to build larger multi-family uses.
 - These uses could be “mid-block”, disrupting the character of the neighborhood.
 - They could be visually incompatible with 1.5 story homes and the neighborhood character.
 - Uses would be less likely to be “owner-occupied.”
 - These uses generate more traffic, require increased areas for parking lots, and are impactful to stormwater infrastructure.



Photos from Columbia MO where a similar challenge to Monett’s was occurring prior to adoption of a zoning overlay district

Tiered Approach to Multi-Family Zoning

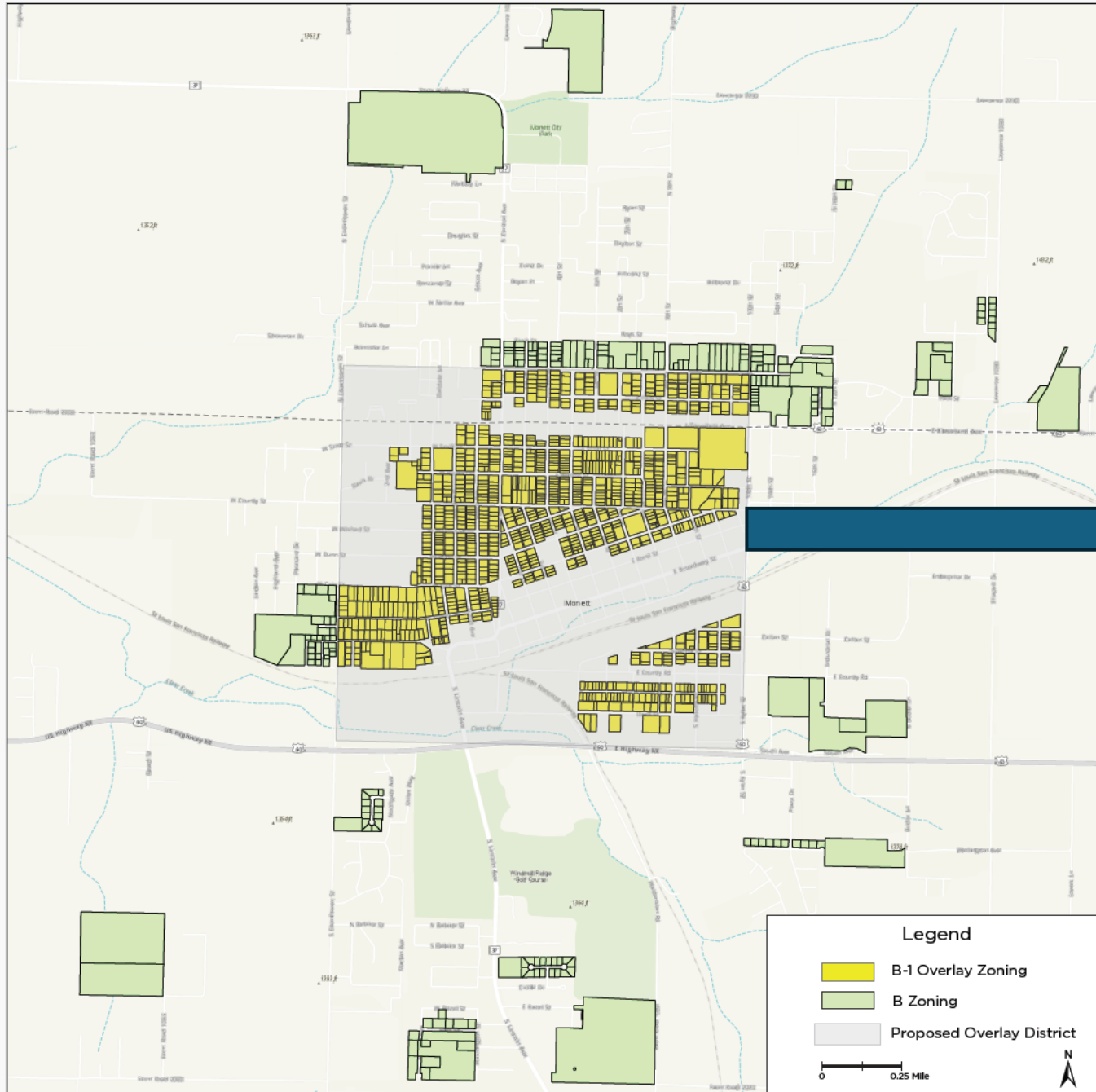
How to establish a “zoning overlay district” around Monett’s downtown area.

Tier District "B" into 3 districts:

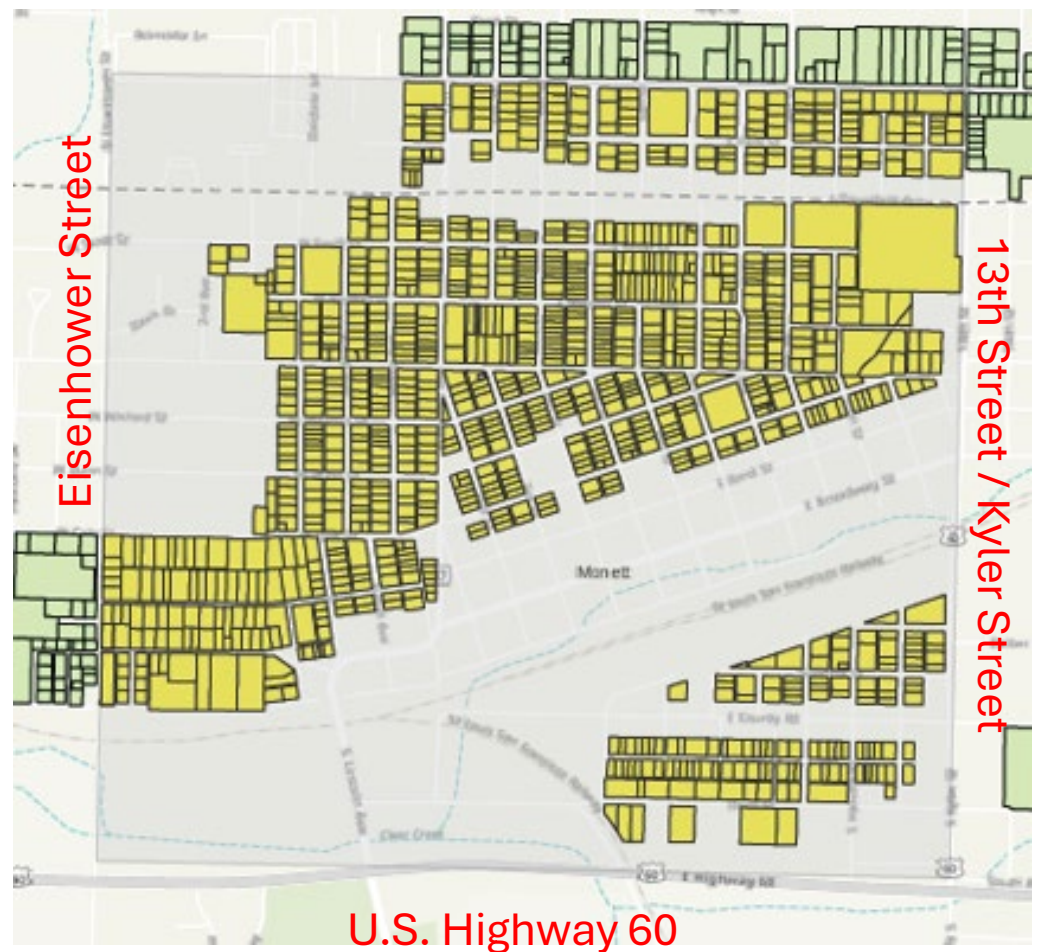
- B-1 Low Multiple Dwelling District (7 dwelling units per acre max)
- B-2 Medium-Density Multiple Dwelling District) and (10 dwelling units/acre)
- B-3 (High-Density Multiple Dwelling District) as provided through the zoning map amendment process in Section 400.210. Amendments, Modifications, Etc., of Chapter or District Boundaries. (15 dwelling units/acre)

Zone ALL of the overlay district “B-1.”

Property owners seeking B-2 or B-3 will need to “rezone” to this classification, giving the Plan Commission and City Council a more nuanced approach to “B” multi-family uses within this area.



Sycamore Street and Honeysuckle Lane



Tiered Approach to Multi-Family Zoning

One “overlay district” called the “Monett Core Conservation District” (MCCCD)

3 sub tiers: B-1, B-2 and B-3

B-1 allows only duplexes (and detached SF) up to 7 dwelling units.

B-2 allows for up to 10 Dwelling units per acre

B-3 allows for up to 15 dwellings units per acre

Tiered Approach to Multi-Family Zoning

- Features of the zoning overlay district: District B-1
- Permitted land uses in B-1:
 - All uses permitted in District A (One-Family Residential) as defined in Section 400.040.
 - Two-Family Dwellings (Duplexes). A building containing two dwelling units, whether arranged side-by-side or one above the other.
- Accessory Uses: Uses and structures incidental to the principal residential use e.g. detached garages, carports, storage sheds, home occupation offices, swimming pools, and recreation facilities for residents
- Minimum lot size:
 - Single Family Homes: 5,600 sq feet (consistent with lots of 40 x 140 in size)
 - Duplexes : 3,111 sq ft per dwelling unit (7 d.u.'s / acre)
- Setbacks:
 - Front: Same as District A
 - Side: Same as District A
 - Rear: Same as District A
- Height: 20 feet (not to exceed 1.5 stories).
- One principal structure allowed per lot.



Tiered Approach to Multi-Family Zoning

- **Features of the zoning overlay district: District B-2**
- Permits apartments and townhouses while setting standards to ensure development is compatible with MCCD
- Permitted land uses in B-2:
 - All uses permitted in B-1 (One-Family Residential)
 - Apartments, condominiums, townhouses, and similar attached single-family housing developments or other buildings containing multiple dwelling units meeting the requirements of this section.
- Accessory Uses: Uses and structures incidental to the principal residential use e.g. detached garages, carports, storage sheds, home occupation offices, swimming pools, and recreation facilities for residents
- Minimum lot size:
 - Single Family Homes: 6,000 sq feet (consistent with lots of 40 x 140 in size)
 - Duplexes : 3,000 sq ft per dwelling unit
 - **3 or more Dwelling Unit Structures: Lot area of 4,356 sq ft / dwelling unit (10 d.u./acre equivalent)**
- Setbacks:
 - Front: 25 feet for mid-block structures and 90 feet for corners
 - Side: Buildings over one story in height require a min 10-foot side yard on each side
 - Rear: 20 feet
- Height: 35 feet (not to exceed 2.5 stories).
- Lot Coverage: Maximum lot coverage by buildings = 40% of the lot area. At least 60% to remain as yard/open area
- One principal structure allowed per lot.
- Lot **MUST** have street frontage 80 feet min, 90 on corner lots; No private access easements allowed.

Tiered Approach to Multi-Family Zoning

- **Features of the zoning overlay district: District B-3**
- Accommodates highly concentrated multiple-family residential development compatible with MCCD with up to 15 dwelling units/acre.
- Permitted land uses in B-2: All uses permitted in B-2.
- Accessory Uses: Uses incidental to multifamily residential developments, including leasing offices, clubhouses or community buildings for residents, laundromats, fitness facilities and swimming pools for residents, garages and carports, swimming pools, and maintenance buildings.
- Minimum lot size:
 - Single Family Homes: 6,000 sq feet (consistent with lots of 40 x 140 in size)
 - Duplexes : 3,000 sq ft per dwelling unit
 - **3 or more Dwelling Unit Structures: Lot area of 2,904 sq ft / dwelling unit (15 d.u./acre equivalent)**
- Setbacks:
 - Front: 40 feet
 - Side: Minimum 10-foot side setback on each side for buildings up to two stories in height. For any building or portion of a building that exceeds two stories (above 35 ft), the side setback increases to at least 15 feet on each side. Corner lot street side yards is 20 feet min from the property line.
 - Rear: 20-foot unless adjacent to single-family district (25 feet)
- Height: 45 feet for 3+ dwelling unit structures. 35 feet for single and duplex structures
- Lot Coverage: Maximum lot coverage by buildings = 50% of the lot area. Paved parking, sidewalks, trash enclosure areas and other surfaces impervious to stormwater shall meet stormwater detention requirements but are NOT included in either building coverage or yard/ open space / recreational space
- More than one principal structure IS allowed per lot.
- Lot MUST have street frontage: 100 feet min.
- Off Street Parking : For multi-family units limited to housing for the elderly: Two (2) spaces per dwelling unit; For all other 3+ multifamily structures: Two (2) spaces for a one (1) bedroom unit; 2. One and one-half (1 1/2) spaces per bedroom for two (2) bedroom unit; and 3. One (1) space per bedroom for three (3) or more bedrooms in a multi-family dwelling.

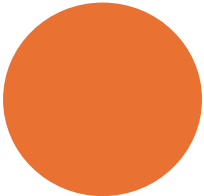
Questions



Tiered Approach to Multi-Family Zoning

The primary function of the Monett Core Conservation District (MCCD) is the conservation of the single-family character of the homes and neighborhoods within it.

- Features of the MCCD - B-1 zoning overlay district
- Permitted land uses:
 - All uses permitted in District A (One-Family Residential)
 - Two-Family Dwellings (Duplexes)
 - Accessory uses like detached garages, carports, and storage sheds
- Minimum lot size:
 - Single Family Homes: 5,600 sq feet (consistent with lots of 40 x 140 in size)
 - Duplexes : 3,111 sq ft per dwelling unit (7 d.u.'s / acre)
- Structure Setbacks: Same as District A
- Structure Height: 20 feet (1.5 stories max).
- Max of one principal structure per lot.



ORDINANCE NO. _____ – *An Ordinance to establish a zoning overlay district for the area bounded by Sycamore Street and Honeysuckle Lane (north), Eisenhower Street (west), U.S. Highway 60 (south), and 13th Street / Kyler Street (east) for the purpose of regulating multi-family residential uses within the District "B" – Second Residential District zoning district (multiple dwellings) through the use of a tiered zoning framework.*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, AS FOLLOWS:

Section 1. Purpose and Intent. The purpose of this Ordinance is to adopt a tiered zoning framework through the use of a zoning overlay district to establish a maximum density for multi-family residential uses which are zoned District "B" – Second Residential District within an area bounded by Sycamore Street and Honeysuckle Lane (north), Eisenhower Street (west), U.S. Highway 60 (south), and 13th Street / Kyler Street (east).

The zoning overlay district, to be known as the Monett Core Conservation District (MCCD), will allow and further encourage the low-density multi-family uses within its boundaries while supporting the existing neighborhoods located near the historic downtown area and the Cleveland Street corridor.

The MCCD includes an area of long-established neighborhoods dating to City's founding. Comprised of 929 acres, approximately 407 acres (44%) within the MCCD are zoned "District B – Second Residential District." The majority of District B parcels in the overlay area are between 40 and 50 feet wide with residential structures placed 15-25 feet (25% of the lot depth) from the property line and with minimum side yard setbacks of 7 to 10 feet.

The low-density multi-family housing within the MCCD supports the transition from commercial uses in the downtown and along the Cleveland Street corridor to residential uses while addressing vehicular and stormwater management infrastructure impacts.

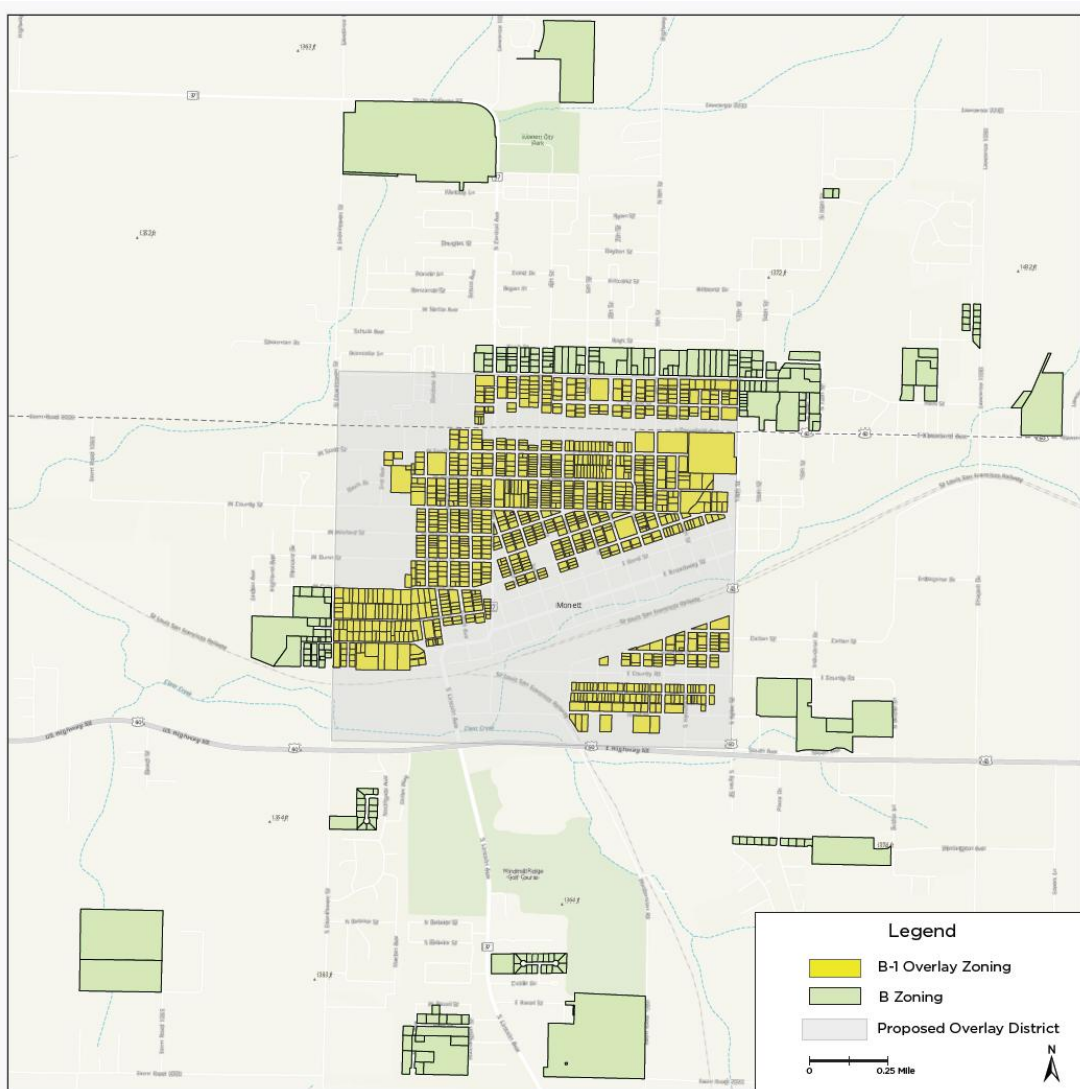
The MCCD overlay district shall only apply to properties zoned District B – Second Residential District within its boundaries. Consistent with this, all property within the MCCD shall be zoned B – Low Density to allow and support two-family (duplex) dwellings at densities up to 7 dwelling units per acre. This will minimize lot consolidations within the MCCD for the purpose of constructing new multi-family structures exceeding this density ratio.

Greater residential densities are supported outside the MCCD in the standard District "B" – Second Residential District. Within the MCCD, higher densities may be allowed by the B-2 (**Medium-Density Multiple Dwelling District**) and the B-3 (**High-Density Multiple Dwelling District**) as provided through the zoning map amendment process in **Section 400.210. Amendments, Modifications, Etc., of Chapter or District Boundaries.**

Section 2. Historic Monett Urban Conservation District Boundary Description and Map

A. *Insert Legal Description of MCCD here*

- B. The MCCD is within the boundaries of the following streets: Sycamore Street and Honeysuckle Lane (north), Eisenhower Street (west), U.S. Highway 60 (south), and 13th Street / Kyler Street (east).



- C. MCCD zoning standards shall govern where they conflict with Chapter 400, and base standards shall govern where the MCCD overlay is silent.

Section 3. MCCD Multi-Family Zoning Tier Structure

Purpose. The purpose of the Monett Core Conservation District is to encourage low density multi-family uses within its boundaries while still allowing for opportunities for medium and high density uses where appropriate. To accomplish this, the MCCD is comprised of a tiered multi-family zoning framework with B-1 (Low Density), B-2 (Medium-Density) and B-3 (High-Density) subdistricts. At the time of adoption, all property within the overlay district is zoned B-1. Property owners may request B-2 or B-3 zoning through the zoning map amendment process in Section 400.210. Amendments, Modifications, Etc., of Chapter or District Boundaries.

A. B-1 Low Density Zoning District

1. Purpose. The B-1 District is intended for low-density multifamily development at a ratio of 7 dwelling units per acre. This district permits housing types such as single-family detached and two-family attached (duplex) structures. It serves as a transition between single-family zones and higher-density residential or commercial areas. This mix of housing options maintains building scale through height and bulk controls and is consistent with what has been the traditional character of the neighborhoods within the MCCD for decades.
2. Upon the date of adoption of this ordinance, all property within the MCCD shall be classified as “B-1 Low Density.”
3. Permitted Uses. The following uses are permitted by right in the B-1 District:
 - a. All uses permitted in District A (One-Family Residential) as defined in Section 400.040.
 - b. Two-Family Dwellings (Duplexes). A building containing two dwelling units, whether arranged side-by-side or one above the other.
4. Accessory uses and structures. Accessory uses and structures incidental to the principal residential use including but not limited to detached garages, carports, storage sheds, home occupation offices, swimming pools, and recreation facilities for residents as subject to the accessory use regulations of Section 400.
5. Lot Size and Building Standards. The B-1 District is subject to the following standards and limitations:

a. Setback, Area And Height Regulations.

Residential Use	Area	Setbacks				Height
		Lot Frontage (Min)	Front From Property Line	Side From Property Line	Rear From Property Line	
Single Family Detached	5,600 square feet	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	20 feet (not to exceed 1½ stories) See Subsection 6 Dimensional Requirements
Two-Family	3,111 square	Same as	Same as	Same as	Same as	20 feet (not to exceed

	feet per dwelling unit (Equivalent to 7 dwelling units per acre)	District A (See section 400.050)	District A (See section 400.050)	District A (See section 400.050)	District A (See section 400.050)	1½ stories). See Subsection 6 Dimensional Requirements
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- b. Maximum number of principal structures per lot: In B-1, not more than one principal building shall be located on a lot of record. Each lot must have frontage on a public street. No private drives or access easements to lots without the required street frontage shall be allowed.
- c. Within the B-1 district, a ratio of 7 dwelling units per acre shall occur. For two-family structures, a minimum of 3,111 square feet of lot area is required to meet this ratio.

6. Dimensional Requirements. Development in B-1 must comply with the following:

- i. Maximum Building Height: Structures in B-1 are intended to be low-rise and consistent in height with existing conditions within the MCCD. Height is measured from average grade to the peak of the roof (or to the deck line of a mansard or the top of a flat roof parapet).
- ii. Lot Coverage: Maximum lot coverage by all buildings shall not exceed 40% of the lot area. Any accessory structures with a roof or any portion of the principal structure over which a roof is placed shall be included in the lot coverage calculation. The remaining 60% of the lot must remain landscaped or used for driveways/parking areas.

7. Off-Street Parking Requirements. Off-street parking in B-1 shall be provided in accordance with Chapter 400.190 (Off-Street Parking) of the Code, and meet the following minimum standards:

- i. Residential Parking: Two (2) parking spaces per dwelling unit for single-family and two-family dwellings. All parking spaces shall be located on the same lot as the dwelling(s) they serve. Parking may be in garages, carports, or on paved driveways or parking pads. On-street parking shall not count toward meeting this minimum requirement.
- ii. Driveway and Layout: For one- and two-family dwellings, the driveway leading to a garage may count towards the required spaces if it is of adequate length (minimum 20 feet of driveway length from the front property line the building foundation to count as a space).

B. B-2 Medium-Density Zoning District.

1. Purpose. The B-2 District is established to accommodate medium-density multifamily housing. It permits apartments and townhouse developments while establishing standards to ensure such development is compatible within the MCCD. The B-2 zone is generally appropriate for sites near collector or arterial roads, around commercial centers, or as buffers between high-intensity zones and lower-density residential areas.

2. Permitted Uses. The following uses are permitted in B-2 within the MCCD:

- a. All uses permitted in B-1 meeting the requirements of this section.
- b. Apartments, condominiums, townhouses, and similar attached single-family housing developments or other buildings containing multiple dwelling units meeting the requirements of this section.

3. Accessory uses and structures. Accessory uses and structures incidental to the principal residential use including but not limited to detached garages, carports, storage sheds, home occupation offices, swimming pools, and recreation facilities for residents as subject to the accessory use regulations of Section 400.

4. Lot Size and Building Standards. The B-2 District is subject to the following standards and limitations:

a. Setback, Area And Height Regulations.

Residential Use	Area	Setbacks				Height
		Lot Frontage (Min)	Front From Property Line	Side From Property Line	Rear From Property Line	
Single Family Detached Structures	6,000 square feet	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	35 feet (not to exceed 2½ stories) See Subsection 8 Dimensional Requirements
Two-Family Structures	3,000 square feet per dwelling unit	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	35 feet (not to exceed 2½ stories). See Subsection 8 Dimensional Requirements

3 or more Dwelling Unit Structures	4,356 square feet per dwelling unit	90 feet for corner lots. 80 feet for mid-block lots. See Subsection 8	See Subsection 8 Dimensional Requirements	See Subsection 8 Dimensional Requirements	See Subsection 8 Dimensional Requirements	See Subsection 8 Dimensional Requirements
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- b. Maximum number of principal structures per lot: Lots within B-2 shall not contain more than one (1) principal structure per lot. Each lot must have frontage on a public street. No private drives or access easements to serve a B-2 zone lot shall be allowed.
 - c. Within the B-2 district, a ratio of 10 dwelling units per acre shall apply to lots containing or intended to contain 3 or more dwelling units. For these, a minimum of 4,356 square feet of lot area is required to meet this ratio.
5. Density Standards. The B-2 District is subject to the following density standards:
 - i. Density. A maximum of ten (10) dwelling units per acre are allowed in the B-2 zoning district.
 - ii. In B-2 not more than one principal building shall be located on a lot of record.
 - iii. Each lot must have frontage on a public street. No private drives or access easements to lots without the required street frontage shall be allowed.
 - iv. Minimum Lot Area: 6,000 square feet for any new lot created in B-2 intended for a detached single-family home or a two-family (duplex) structure. For lots intended for multi-family structures containing 3 or more dwelling units, each dwelling unit shall contain a minimum of 4,356 square feet of lot area.
 6. Lot Frontage: Minimum lot width of 80 feet at the front building line for any new B-2 lot. Corner lots should have at least 90 feet of frontage along the primary street to allow adequate side yard on the secondary street.
 7. Maximum number of principal use structures per lot: Lots within B-2 may contain no more than one (1) principal structure per lot. Each lot must have frontage on a public street. No private drives or access easements to serve a B-2 zoned lot shall be allowed.
 8. Dimensional Requirements. Development in B-2 must comply with the following bulk and setback standards:
 - i. Front Yard: Minimum 25-foot front setback from the front property line to any principal structure. (For corner lots, one frontage shall be designated the "front" for setback purposes; the other frontage will be treated as a street side yard – see side yard requirement below.)

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- ii. Side Yards: Minimum 7-foot side yard on each side of the lot for one-story buildings. If a building exceeds one story in height, a minimum 10-foot side yard on each side is required. On corner lots, the side yard abutting the street shall be a minimum of 15 feet from the property line to provide adequate vision clearance.
 - iii. Rear Yard: Minimum 20-foot rear setback from the rear property line to any principal building. Accessory structures may be located in the rear yard but must be set back at least 5 feet from the rear lot line and comply with any easements.
 - iv. Maximum Building Height: 35 feet (not to exceed 2½ stories). Height is measured from average grade to the peak of the roof (or to the deck line of a mansard or the top of a flat roof parapet).
 - v. Lot Coverage: Maximum lot coverage by all buildings shall not exceed 40% of the lot area. At least 60% of the lot must remain as yard/open area, whether landscaped or used for driveways/parking.
- d. Off-Street Parking Requirements. Off-street parking in B-2 shall be provided in accordance with Chapter 400.190 (Off-Street Parking) of the Code, and meet the following minimum standards:
- C. Residential Parking:** Two (2) parking spaces per dwelling unit. All parking spaces shall be located on the same lot as the dwelling(s) they serve. Parking may be in garages, carports, or on paved driveways or parking pads.
 - D. Driveway and Layout:** For units with attached garages and driveways intended to serve only the individual dwelling units, the driveway leading to a garage may count towards the required spaces if it is of adequate length (minimum 20 feet of driveway length from the front property line the building foundation to count as a space).

C. B-3 High Density Zoning District.

1. Purpose. The B-3 District is established to accommodate highly concentrated multiple-family residential development. This district provides for more intense land usage in areas where lower-density development is deemed neither appropriate nor economical. It is further intended for this district to provide apartment type dwellings in mid-rise structures for those persons desiring to live in such an environment. Allowing densities of up to 15 dwelling units per acre, this district may be applied to areas best suited for such intense residential usage, especially near intersections of arterial or collector streets and around

commercial centers. It permits apartments and townhouse developments while establishing standards to ensure such development is compatible within the MCCD.

2. Permitted Uses. The following uses are permitted in B-3 within the MCCD:

a. All uses permitted in B-2 meeting the requirements of this section.

3. Accessory uses. Uses incidental to multifamily residential developments, including but not limited to leasing offices, clubhouses or community buildings for residents, laundromats, fitness facilities and swimming pools for residents, garages and carports, swimming pools, and maintenance buildings as subject to the accessory use regulations of Section 400.

4. Lot Size and Building Standards. The B-3 District is subject to the following standards and limitations:

a. Setback, Area And Height Regulations.

Residential Use	Area	Setbacks				Height
		Lot Frontage (Min)	Front From Property Line	Side From Property Line	Rear From Property Line	
3 or more Dwelling Unit Structures	2,904 square feet per dwelling unit	100 feet. See Subsection 7	See Subsection 8 Dimensional Requirements	See Subsection 8 Dimensional Requirements	See Subsection 8 Dimensional Requirements	45 feet. See Subsection 8 Dimensional Requirements
Single Family Detached Structures	6,000 square feet	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	35 feet (not to exceed 2½ stories)
Two-Family Structures	3,000 square feet per dwelling unit	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	Same as District A (See section 400.050)	35 feet (not to exceed 2½ stories)

b. Within the B-3 district, a ratio of 15 dwelling units per acre shall apply to lots containing or intended to contain 3 or more dwelling units. For these, a minimum of 2,904 square feet of lot area is required to meet this ratio.

C. To promote a cohesive development appearance and efficient use of parking areas, the B-3 district allows for multiple principal structures on the same lot. Each lot must have frontage and access to a public street.

5. Density Standards. The B-3 District is subject to the following density standards and limitations:

- i. Density. A maximum of ten (10) dwelling units per acre are allowed in the B-2 zoning district.
- ii. Minimum Lot Area: 6,000 square feet for any new lot created in B-2 intended for a detached single-family home or a two-family (duplex) structure. For lots intended for multi-family structures containing 3 or more dwelling units, each dwelling unit shall contain a minimum of 2,904 square feet of lot area.

6. Lot Frontage: Minimum lot width of 100 feet at the front building line for any B-3 lot.

7. Number of principal use structures per lot: Lots within B-3 may contain more than one (1) principal structure.

8. Dimensional Requirements. Development in B-3 must comply with the following bulk and setback standards:

1. Front Yard: Minimum 40-foot front setback. If B-3 development fronts on a state highway or major arterial where a larger right-of-way or future widening is a concern, the City may require a deeper front setback as a condition of rezoning to align with thoroughfare plans.
2. Side Yards: Minimum 10-foot side setback on each side for buildings up to two stories in height. For any building or portion of a building that exceeds two stories (i.e., above 35 ft), the side setback shall be at least 15 feet on each side. Corner lot street side yards shall be a minimum of 20 feet from the property line.
3. Rear Yard: Minimum 20-foot rear setback. Where a B-3 lot directly abuts a single-family residential district (District A or MD) at the rear, the rear yard shall be 25 feet to allow for screening.
4. Maximum Building Height: 45 feet for structures containing 3 or more Dwelling units. 35 feet for single family detached and two-family structures.
5. Maximum Lot Coverage: At least 50% of the lot must remain as any combination of yard, open space, or passive or active recreational space to serve residents comprised of pervious surfaces. On-site stormwater detention shall not count toward the yard, open space, or recreational space requirements. Paved parking, sidewalks, trash enclosure

areas and other surfaces impervious to stormwater shall meet stormwater detention requirements but are not included in either building coverage or yard/ open space / recreational space percentages. Areas for landscaping or screening may be included toward yard/ open space / recreational space requirements.

c. Off-Street Parking Requirements.

- C.** For single family detached and two-family structures, off-street parking in B-3 shall be provided in accordance with Chapter 400.190 (Off-Street Parking). For structures with 3 dwelling units or more, the following shall apply:
1. For multi-family units limited to housing for the elderly: Two (2) spaces per dwelling unit;
 2. For all other 3+ multifamily structures:
 1. Two (2) spaces for a one (1) bedroom unit;
 2. One and one-half (1 1/2) spaces per bedroom for two (2) bedroom unit; and
 3. One (1) space per bedroom for three (3) or more bedrooms in a multi-family dwelling.
- D. Location and Design:** Off-street parking should be located in either the side or rear yards. No parking shall be allowed in the required front yard setback, except for driveways that provide access. Parking lots with more than 10 spaces shall include interior landscaping per city landscape standards and shall be screened from view of adjacent lower-density residential properties by a fence or vegetative buffer.
- E. Garages:** If individual garages (attached or detached) are provided for units, each garage space counts toward the parking requirement. However, the overall site must meet standards of this subsection.

Section 3. Integration with Existing Code and Conflict Provision. The provisions of this Ordinance shall be incorporated into Chapter 400 of the Monett Municipal Code. The City Clerk, in consultation with the City Attorney, is authorized to assign appropriate section numbers (and/or article or division numbers) for the Monett Core Conservation District (MCCD), including zoning classifications within the MCCD (B-1, B-2, and B-3) created above, and to update any cross-references in the Code accordingly. In the event of any conflict between the regulations adopted herein and any pre-existing provision of the Monett Municipal Code, the provisions of this Ordinance shall govern to the extent of the conflict. MCCD zoning standards shall govern where they conflict with Chapter 400, and District "B" – Second Residential District standards shall govern where the MCCD overlay is silent.

Section 5. Severability. The sections, subsections, paragraphs, sentences, and clauses of this Ordinance are severable. In the event that any portion of this Ordinance is found by

a court of competent jurisdiction to be invalid, unconstitutional, or unenforceable, such finding shall not affect the remaining provisions of this Ordinance, which shall remain in full force and effect.

Section 6. Effective Date. This Ordinance shall take effect and be in force from and after its passage by the City Council and approval by the Mayor, as provided by law. All zoning and development applications submitted on or after the effective date shall conform to the requirements herein. Existing properties zoned District B within the MCCD are rezoned to B-1. Property owners within the MCCD may request B-2 or B-3 zoning through the zoning map amendment process per Section 400.210. Amendments, Modifications, Etc., of Chapter or District Boundaries. The City staff is directed to update official zoning maps to reflect the adoption of the MCCD and the B-1 zoning classification in effect upon passage of this ordinance.

EXAMPLE ONLY