

**AGENDA ITEM**  
March 16, 2021

Subject: Amendments to Chapter 37

Department: Planning and Zoning

This ordinance will amend Chapter 37-15 (i) (3) to remove servant's quarters and shared garages across a common lot line. It will also amend section (4) private stables to have same distance requirements as the updated animal ordinance that was approved in 2020.

Planning Commission held a meeting on March 9, 2021 and voted unanimously to send a positive recommendation to amend Chapter 37-15 (i) (3) and (4).

**BILL NO. 2021- 021**

**ORDINANCE NO.**

**A GENERAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, AMENDING SECTION 37-15 (i) OF THE CODE OF THE CITY OF NEVADA, MISSOURI.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEVADA, MISSOURI THAT:**

**Section 1.** Section 37-15 (i) (3) of the code of the City of Nevada, Missouri is hereby amended to read as follows:

- (3) For any dwelling house, there shall be permitted one private garage or covered carport, with space for not more than one vehicle for each 2,000 square feet of lot area; provided that such garage shall be located not less than 60 feet from the front lot line, nor less than three feet from any side lot line, nor less than one foot from any alley line; except that when the rear lot line is common to a side or rear lot line, such garage shall be located a minimum of three feet from the rear lot line, and in the case of corner lots not less than the distance required for residences from side streets. A garage constructed as an integral part of the main building shall be subject to the regulations affecting the main building; except that on a corner lot, a private garage, when attached to the main building and not exceeding the height of the main building, may extend into the required rear yard to a point not less than 18 feet from the rear lot line, and shall not occupy more than 30 percent of the required rear yard. No part of a detached accessory building shall be closer than ten feet to the main building.

**Section 2.** Section 37-15 (i) (4) of the code of the City of Nevada, Missouri is hereby amended to read as follows:

- (4) A private stable will be permitted on a lot having an area of at least two acres; provided that it is located not less than 50 feet from any property line. On such lots no person shall keep or maintain any large animals unless the area provides at least 20,000 square feet for each animal.

**Section 3.** This ordinance shall be in full force and effect from and after its passage and adoption.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Nevada, Missouri on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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George Knox, Mayor

(seal)

ATTEST:

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Michele Bailey, City Clerk