

AGENDA ITEM
May 17, 2022

Subject: R2 Lot Width change

Department: Administration

There are 432 properties within the City of Nevada zoned R-2 Two Family Dwelling, most commonly known as duplexes, which are designed for occupancy by two families.

Our current code restricts these dwellings to lot width of 85 feet: *“Lot width. No lot shall be less than 85 feet in width; except that this regulation shall not prevent the erection or conversion of a two-family dwelling on a lot having a width of less than 60 feet which was zoned district R-2 on January 6, 1970.”* - Section 37-18 (f)

The vast majority of city platted lots are 80 to 70 feet in width, thus hindering development of R-2 zoned properties with the current lot width requirement of 85 feet.

The Planning Commission held a public hearing on May 10, 2022 and recommends Section 37-18(f) be amended to reduce the lot width of 85 feet to 70 feet for R-2 zoned properties.

Manager Notes:

Area communities comparing Two Family Lot Width requirements:

Community	Population	Two Family Dwelling Lot Width
Carthage, MO	14, 699	50 Feet
Monett, MO	11,884	60 Feet
Clinton, MO	8,792	60 Feet
Webb City, MO	11,884	65 Feet
Harrisonville, MO	10,084	80 Feet
Pleasant Hill, MO	8,611	80 Feet

BILL NO. 2022-048

ORDINANCE NO.

A GENERAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, AMENDING SECTION 37-18 (f) OF THE CODE OF THE CITY OF NEVADA MISSOURI.

WHEREAS The Council finds that the Planning Commission held a public hearing on May 10, 2022 for which notice was duly published, all in accordance with Section 37-11 of the Municipal Code of the City of Nevada, Missouri and the change comes with a positive recommendation by that body; and

WHEREAS The Council held a public hearing after publication of this notice, all in accordance with Section 37-11 of the Municipal Code of the City of Nevada, Missouri.

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

SECTION 1. Section 37-18 (f) of the code of the City of Nevada is hereby amended as:

(f) *Lot width.* No lot shall be less than 70 feet in width; except that this regulation shall not prevent the erection or conversion of a two-family dwelling on a lot having a width of less than 60 feet which was zoned district R-2 on January 6, 1970.

SECTION 2. **Effective Date.** This ordinance will be in full force and effect upon its passage and approval.

PASSED, APPROVED and ADOPTED by the City Council of the City of Nevada, Missouri, this _____ day of June, 2022.

CITY OF NEVADA, MISSOURI

(SEAL)
ATTEST

George Knox, Mayor

Stephanie M. Martin, City Clerk