

ZONING REGULATIONS

405 Attachment 2

City of Harrisonville
Appendix B, Dimensional Standards
[Ord. No. 3627, 2-21-2023; Ord. No. 3677, 12-4-2023]

| District | Lot Width (feet) | Lot Area | Lot Depth (feet) | Setbacks | | | Height | Lot Coverage |
|----------|----------------------|--|------------------|---|---|---|--|--------------|
| | | | | Front (feet) | Side (feet) | Rear (feet) | | |
| A | 350 | 5 ac. | N/A | 50 | 15 | 50 | 35 | N/A |
| E | 250 | 3 ac. | N/A | 50 | 20 | 50 | 35 | N/A |
| R-1 | 75 | 8,500 sq. ft. | N/A | 30 | 20 total, 8 min. | 30 | 35 ft.* | 35% |
| R-1B | 50 | 5,000 sq. ft. per family | 100 | 25 | 5; 10 on street side for corner lots | 30 | 35 ft.* | 35% |
| R-1M* | See Section 405.160. | | | | | | | |
| R-2 | 80* | 8,500 sq. ft. for single-family; 6,000 sq. ft. for two-family dwellings | N/A | 30 | 20 total, 7.5 min.; 20 on street side for corner lots | 20 | 35 | 35% |
| R-2B | 50 | 5,000 sq. ft. per family | N/A | 25 | 5; 10 on street side for corner lots | 30 | 35 ft.* | 35% |
| R-3 | N/A | 4,000 sq. ft. per family | N/A | 30 | 15 | 15 | 2 stories, plus basement | 60% |
| R-4 | N/A | 3,000 sq. ft. per 4-bedroom unit; 2,500 sq. ft. per 3-bedroom unit; 2,100 sq. ft. per 2-bedroom unit; 1,650 sq. ft. per 1-bedroom unit | N/A | 30 plus 3 for each story in excess of 4 | 15* | 30 for bldgs. Up to 4 stories; equal to height of bldg. for bldgs. In excess of 4 stories | No max. or min., governed by yard rqmts. | 60% |
| C-O | N/A | N/A | N/A | 35 | 15* | 30 | 3 stories; up to 144 ft. in CP-O | 85% |
| C-1 | N/A | N/A | N/A | 35 | 15* | 15 | 3 stories | 85% |
| CBD-1 | N/A | N/A | N/A | 0 | 0* | 0 to 25* | 3 stories; up to 12 stories in CBDP-1 | 95% |
| CBD-2 | N/A | N/A | N/A | 0 | 0* | 0 to 25* | 3 stories; up to 12 stories in CBDP-2 | 95% |
| C-2 | N/A | N/A | N/A | 35 | 15 | 15 | 3 stories; up to 12 stories in CP-2 | 85% |

HARRISONVILLE CODE

| | | | | Setbacks | | | | |
|-----------------|-------------------------|-----------------|-------------------------|-----------------|--|----|--|---------------------|
| M-1 | N/A | N/A | N/A | 35 | 40 total; 15 min.; 20 on street side for corner lots or abutting a zoned residential lot | 25 | 3 stories or 50 ft.; MP-1 or over 30 ac. 150 ft. | 60% |
| District | Lot Width (feet) | Lot Area | Lot Depth (feet) | | | | Height | Lot Coverage |
| M-2 | N/A | N/A | N/A | 25 | 10 | 20 | 150 ft. | 80% |

*Denotes additional requirements located within the text for that specific District's specific requirement.