

SECTION

17

CONDOMINIUM DWELLING OVERLAY DISTRICT (CD)

Sections:

- 17-1 Application
- 17-2 Use Regulations
- 17-3 Parking Regulations
- 17-4 Height, Area and Yard Regulations

Section 17-1. Application

17-1.01 The regulations set forth in this section, or set forth elsewhere in these regulations, when referred to in this section, are the regulations in the Condominium Dwelling Overlay District (CD). The purpose of this district is to provide for the development of condominium dwelling houses under the condominium statutes of the State of Missouri. The declaration and all details or covenants, bylaws and administrative provisions pertinent to the maintenance of all buildings, structures, land and other physical facilities shall be reviewed and approved by the Planning Commission prior to the issuance of a building permit.

Section 17-2. Use Regulations

17-2.01 The uses listed below shall be permitted in the Condominium Dwelling Overlay District. No other building, land or premises shall be used, and no building or structure shall hereafter be erected or altered unless otherwise provided for in these regulations.

1. Condominium dwelling.
2. Townhomes or attached row houses.
3. Accessory buildings and uses customarily incidental to the above uses.

Section 17-3. Parking Regulations

17-3.01 Two (2) off-street parking spaces shall be provided for each dwelling unit.

Section 17-4. Height, Area and Yard Regulations

17-4.01 Height: Buildings or structures shall not exceed forty-five (45) feet and/or two and one-half (2 2) stories in height.

17-4.02 Front Yard: The depth of the front yard shall be at least thirty (30) feet.

17-4.03 Side Yard: There shall be a side yard of at least ten (10) feet on each side of a structure. All detached accessory buildings shall provide a minimum side yard of ten (10) feet.

17-4.04 Rear Yard: The depth of the rear yard shall be at least thirty (30) feet. All detached accessory buildings shall provide a minimum rear yard of twenty-five (25) feet.

17-4.05 Lot Dimensions: The minimum width of a lot shall be sixty (60) feet. The minimum depth of a lot shall be one hundred (100) feet.

17-4.06 Lot Area Per Household: Every dwelling or residence established shall provide a minimum lot area of four thousand five hundred (4,500) square feet for each unit of a two (2) unit condominium dwelling, two thousand five hundred (2,500) square feet for each unit of a three (3)- or four (4)-unit condominium dwelling and two thousand (2,000) square feet for a five (5)-unit or greater condominium dwelling.

