Sec. 57-4. - Permits and inspection.

Additions are in RED

(b) *Building permits.* No building permit shall be issued by any governing official for the construction of any building, structure, or improvements to the land or to any lot within a subdivision which has been approved for platting or replatting until all requirements of this chapter have been fully complied with, **except as provided in subsection (4) below.**

(1) Any building or structure for which a building permit is issued shall conform to any building, electrical, plumbing, utility, or safety code now in force by ordinance or which may be enacted in the future for the health, safety, and welfare of the city.

(2) The principal structure on all lots shall be constructed with the front face of the building aligned with the front set back line. On corner lots, the building shall be constructed with the front face of the building in contact with the set back line for both streets upon which the property has frontage. In no case shall any building project into the required setbacks. In all cases, the front of the building shall face the front of the lot, except for multi-family dwellings with written approval by the director.

(3) No building permit shall be issued and no building shall be erected on any lot within the territorial jurisdiction of the city unless the street giving access to the lot upon which the building is proposed to be placed conforms to the requirements of the major street plan of the city, as provided in RSMo Ch. 89.

(4) Building permits may be issued for lots in a new subdivision **if either of the following conditions is met**:

a. All requirements of this chapter have been fully complied with, including completion and acceptance of the infrastructure, submission of the improvement guarantee, and submission of as-built plans~~, and~~; **OR**

b. ~~The final plan has been approved by the board of aldermen and the plat has been recorded in the office of the Cape Girardeau County Recorder of Deeds.~~

b. **A performance guarantee, as defined in Section 57-2 and meeting the requirements of Section 57-12, has been filed with and approved by the Board of Aldermen, and the final plat has**

been recorded in the office of the Cape Girardeau County Recorder of Deeds.

c. Building permits issued under subsection (4)(b) shall be limited to lots that are contiguous to one another and located along a single block face or street segment, in order to prevent scattered development within an unfinished subdivision.

d. No more than three (3) building permits, or twenty percent (20%) of the total lots within the subdivision, whichever is greater, may be issued prior to completion and acceptance of all required public improvements, unless otherwise approved by the Board of Aldermen.

e. No certificate of occupancy shall be issued for any structure until all required public improvements serving that lot have been completed, inspected, and accepted by the City.