

ZONING REGULATIONS, USES, AND HEIGHT & AREA REQUIREMENTS

	C-2	R1-M
Minimum Lot Size	NA	9,000 s.f.
Front Setback	15'	25'
Rear Setback	15' (0)	25'
Side Street Setback at an Intersection of two Collector Class Streets or Greater	15'	25'
Side Street Setback at an Intersection of Local and Collector Class Streets	15'	20'
Side Street Setback at an Intersection of Local and Local Class Streets	15'	15'
Interior Yard Setback	6' (0)	6'
Minimum Lot Width	NA	80'
Minimum Cul-de-Sac Lot Width	NA	70' (0)
Minimum Lot Depth	NA	100'
Maximum Lot Coverage	90%	NA
Maximum Density (Lots per acre)	NA	4.84
Minimum Distance Between Structures	NA	NA
Maximum Building Height	(0)	NA

(B) The minimum interior side or rear yard setback shall be as established in Section 405.540 unless the premises is located adjacent to a residential zoning district, in which case the minimum rear yard and side yard setback shall each be twenty-five (25) feet.

(D) No maximum building height unless the structure is adjacent to a single-family residential district, in which case the height of the structure shall remain below a forty-five degree (45°) bulk plane as measured from the boundary of the adjacent residential district.

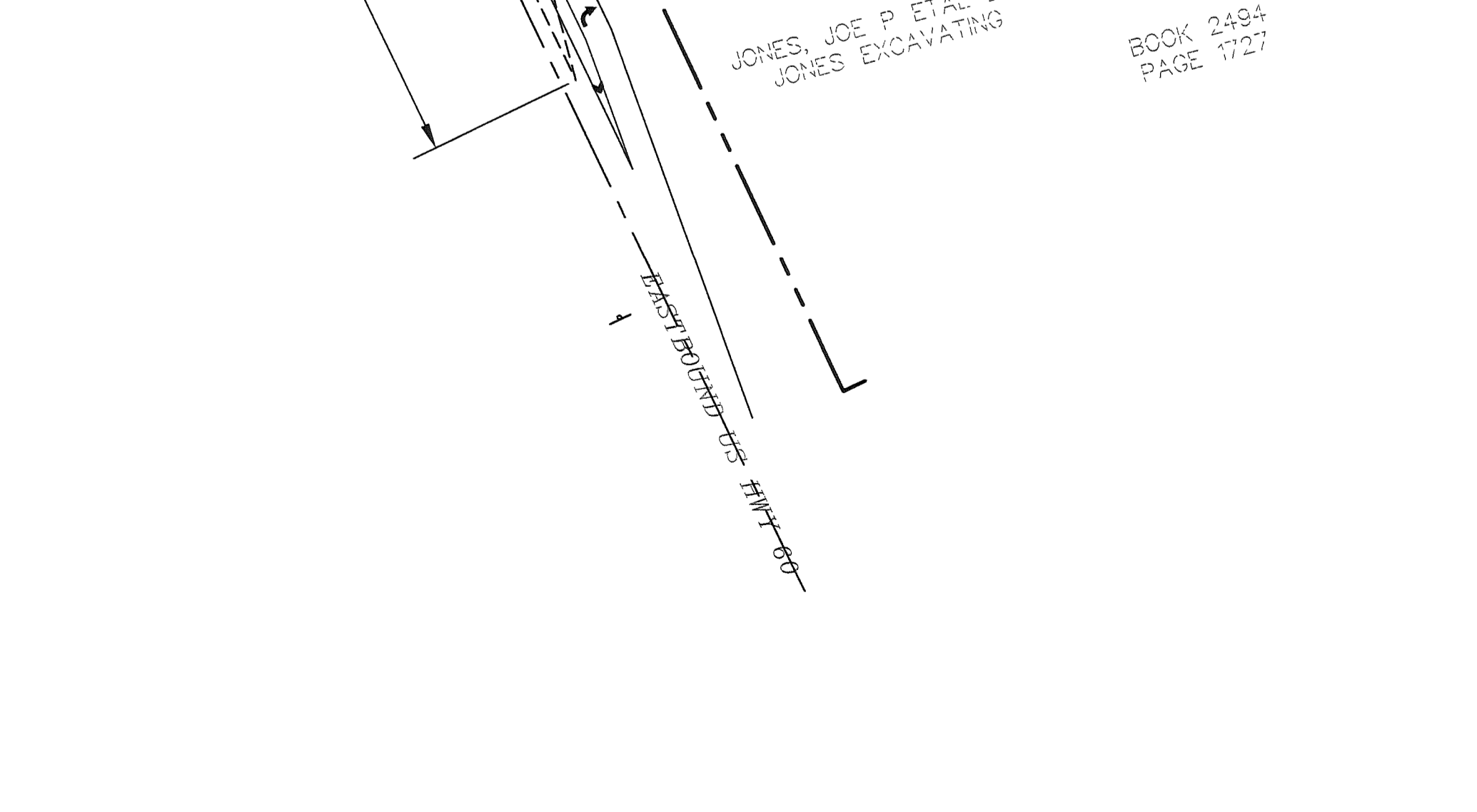
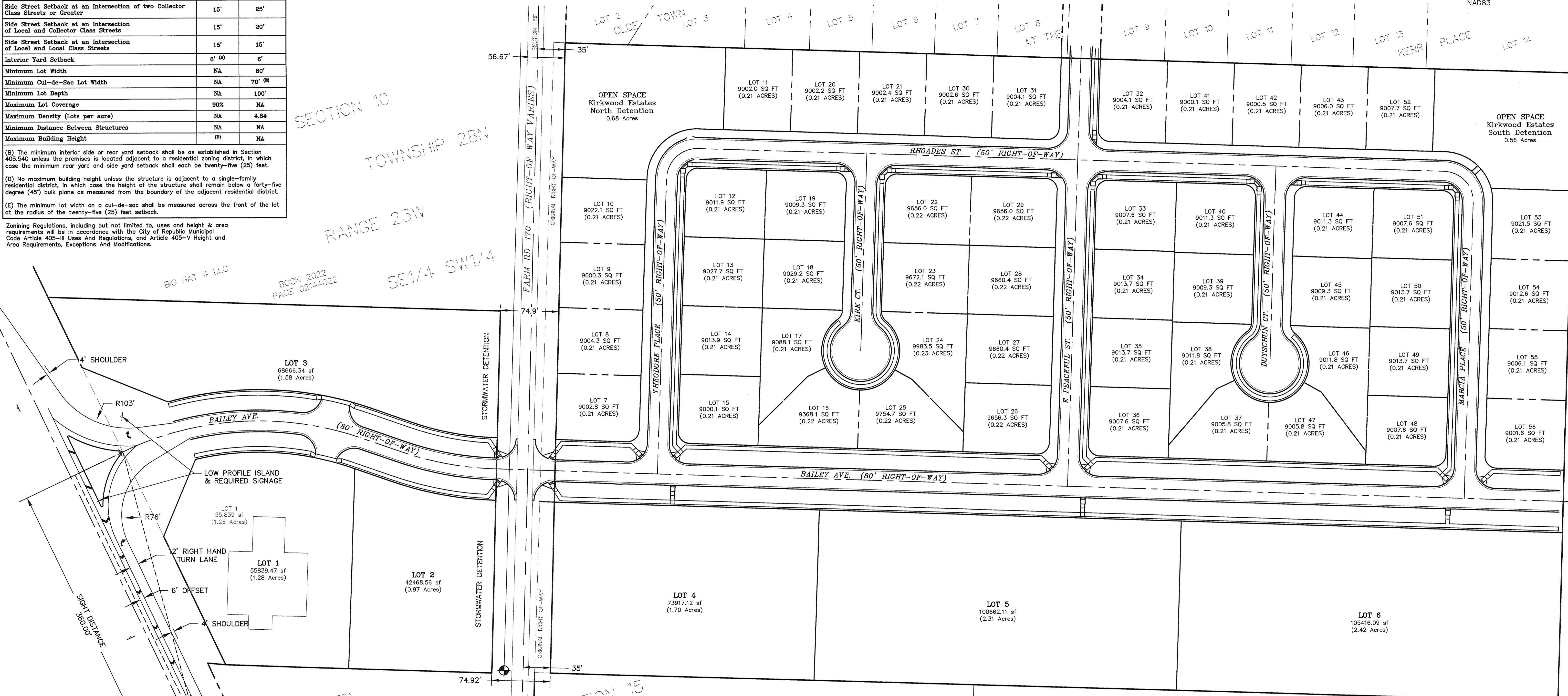
(E) The minimum lot width on a cul-de-sac shall be measured across the front of the lot at the radius of the twenty-five (25) feet setback.

Zoning Regulations, including but not limited to, uses and height & area requirements will be in accordance with the City of Republic Municipal Code Article 405-III Uses And Regulations, and Article 405-V Height and Area Requirements, Exceptions And Modifications.

DEVELOPMENT PLAN

AMENDED KIRKWOOD ESTATES

GRID NORTH MISSOURI STATE PLANE CENTRAL ZONE NAD83



DEVELOPMENT NOTES

Zoning Districts	
General Commercial (C-2)	LOTS 1-6 10.28 ACRES
Medium Density Single-Family Residential (R1-M)	LOTS 7-56 11.72 ACRES
Street Classifications	
Secondary Arterial Class Street (80' ROW)	Bailey Avenue
Local Class Street (50' ROW)	Kirk Court Peaceful Avenue Dutschun Court Meadows.....
General	
Sidewalks	5' wide and in accordance with the City of Republic Municipal Code Section 410.650.F Stormwater Regulations required per Section 410.650.F General Provisions, Coordination With Other Jurisdictions
10' Utility Easement	Inside Front Property Line of Each Lot

Landscaping, Screening, and Bufferyards

Landscaped Area Requirements	
Required Landscaped Area (percent)	Commercial (C-2) 10% Single-Family Residential 30%
Screening Requirements	
Zoning of Subject Lot	Zoning of Adjacent Lot
AG	AG RI-L RI-M RI-H RI-2 RI-2R-3 MH C-OC-1 C-2C-3 W-1 W-2
RI-L	NA NA NA NA NA NA NA NA NA NA NA NA NA NA NA NA
RI-M	NA NA NA NA NA NA NA NA NA NA NA NA NA NA NA NA
RI-H	NA NA NA NA NA NA NA NA NA NA NA NA NA NA NA NA
RI-2	R A A A NA NA NA NA NA NA NA NA NA NA NA NA
R-2	R A A A NA NA NA NA NA NA NA NA NA NA NA NA
R-3	R A A A NA NA NA NA NA NA NA NA NA NA NA NA
MH	R A A A NA NA NA NA NA NA NA NA NA NA NA NA
C-2	R A A A NA NA NA NA NA NA NA NA NA NA NA NA
C-1	R A A A NA NA NA NA NA NA NA NA NA NA NA NA
C-3	R A A A NA NA NA NA NA NA NA NA NA NA NA NA
M-1	R A A A NA NA NA NA NA NA NA NA NA NA NA NA
M-2	R A A A NA NA NA NA NA NA NA NA NA NA NA NA

TYPE A. An opaque screen is intended to exclude all visual contact between uses and to create a strong impression of special separation.
TYPE B. The semi-opaque screen is intended to partially block visual contact between uses and create a strong impression of the separation of spaces.
TYPE C. The broken screen is intended to create the impression of a separation of spaces without necessarily eliminating visual contact between the spaces.
Landscaping and Screening will be constructed in accordance with the City of Republic Municipal Code Article 405-X Landscaping And Screening.

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MARY BROWN BOOK 2011 PAGE 627-11
STUEVE TRUST BOOK 2015 PAGE 8032-16

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