



## AGENDA ITEM ANALYSIS

Project/Issue Name: 21-66 An Ordinance of the City Council of the City of Republic, Missouri, Amending Title IV, Land Use, Chapter 405, Zoning Regulations, Article V, Height and Area Requirements, Exceptions, and Modifications.

Submitted By: Chris Tabor, Principal Planner of BUILDS Department

Date: October 26, 2021

### Issue Statement

Consideration to approve Amendments to Chapter 405 Article V "Height and Area Requirements, Exceptions, and Modifications".

### Discussion and/or Analysis

The City of Republic is requesting Amendments to Chapter 405 Article V – specifically to Sections 405.540 and 405.545, to provide clarity to existing regulations and update building height restrictions for multi-family structures.

The purpose of article five is to regulate parcels as they relate to the various zoning districts that the City of Republic has adopted. Section 405.540 consists of a chart that displays those zoning districts and conveys how various aspects of parcels are treated for each. Examples of lot attributes include, but are not limited to, setbacks for various yards on a lot, lot width/depth/frontage requirements, and lot density. Accompanying the chart is Section 405.545, which is a list of exceptions. Use of the chart necessitates bouncing back and forth between the two sections to understand the ordinance.

This amendment reduces the list of exceptions by adding them into the chart, itself, when possible and removing those which are redundant or outdated altogether.

### **Change in Maximum Building Height**

The Amendment also removes the cap on maximum building height for residential districts. Previously, all residential zoning districts capped building height at three stories. Research into the topic has led Staff to understand that the placement of the limit was originally related to concerns that the Fire Department would not be able to adequately serve buildings beyond the three stories. Staff has concluded that these concerns are now mitigated by regulations within the adopted International Fire Code (IFC). The IFC places requirements on the design and build of structures regarding fire safety. In this case, sprinkling is required for residential buildings above eleven meters or, roughly, three stories.

### Recommended Action

Staff recommends the approval of the referenced Amendment.