



PLANNING AND ZONING

Tuesday, September 15, 2026 at 5:30 pm

Please Note: The Planning and Zoning Commission Meeting will be conducted at [Rolla City Hall, 901 North Elm Street, Rolla, MO 65401](#) in the Council Chambers. Citizens are encouraged to watch the proceedings live on the City of Rolla, Missouri YouTube page at https://www.youtube.com/@City_of_Rolla/streams

Commission Members: Chairman Russell Schmidt, Secretary/Vice-Chairman Monty Jordan, City Council Representative Nathan Chirban, Steve Davis, Elissa Jennison, Janece Martin, Drew McCluskey, Don Morris and Monte Shields.

1. CALL TO ORDER:

2. APPROVE MINUTES:

Consider approval of minutes from August 11, 2026

3. REPORT ON RECENT CITY COUNCIL ACTIONS:

4. PUBLIC HEARING:

- a. ****ZON26-026: Map Amendment to rezone property located near the SE corner of Hwy 72 and Bridge School Rd from the R-1, Suburban Residence district to the C-2, General Commercial district .****
- b. ****VOR26-027: Vacation of portions of Hwy 72 and Bryant Rd rights-of-way and a utility easement.****

5. NEW BUSINESS:

NONE

6. OLD BUSINESS:

NONE

7. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:

8. CITIZEN COMMENTS:

9. NEXT MEETING DATE:

October 13, 2026

Contact: Community Development Department (cbrown@rollacity.gov 573-364-5333) | Agenda published on 09/11/2026 at 10:33 AM



PLANNING AND ZONING - AMENDED

Minutes

Tuesday, August 11, 2026 at 5:30 pm

Please Note: The Planning and Zoning Commission Meeting will be conducted at [Rolla City Hall, 901 North Elm Street, Rolla, MO 65401](#) in the Council Chambers. Citizens are encouraged to watch the proceedings live on the City of Rolla, Missouri YouTube page at https://www.youtube.com/@City_of_Rolla/streams

Commission Members: Chairman Russell Schmidt, Secretary/Vice-Chairman Monty Jordan, City Council Representative Nathan Chirban, Steve Davis, Elissa Jennison, Janece Martin, Drew McCluskey, Don Morris and Monte Shields.

1. CALL TO ORDER:

Minutes:

- **Presiding:** Russell Schmidt
- **Commission Members in Attendance:** Nathan Chirban, Elissa Jennison, Monty Jordan, Janece Martin, Drew McCluskey and Don Morris
- **Commission Members Absent:** Steve Davis and Monte Shields
- **Department Directors and Other City Officials in Attendance:** Community Development Director Dawn Bell, City Planner Tom Coots and Community Development Specialist Cindy Brown.

Chairperson Schmidt called the meeting to order at approximately 5:30 pm.

2. APPROVE MINUTES:

Minutes:

A motion was made by Jordan and seconded by Martin to approve the minutes as written. The minutes were approved unanimously by voice vote. A motion was made by Chirban and seconded by McCluskey to move Agenda Item #7 Other Business ahead of Agenda Item #6 Old Business. The motion was approved unanimously by voice vote.

3. REPORT ON RECENT CITY COUNCIL ACTIONS:

Minutes:

City Planner Tom Coots presents the staff report.

4. PUBLIC HEARING:

5. NEW BUSINESS:

6. OLD BUSINESS:

Minutes:

Chairperson Schmidt opens the public hearing at 6:36 pm. City Planner Tom Coots

presents the staff report. A discussion was had regarding parking, mixed-use buildings, how many conforming and non-conforming buildings there would be, setbacks, a parking study, and churches in the proposed area to be re-zoned. Chairperson Schmidt closes the public hearing at 7:20 pm. A motion was made by Chirban and seconded by Jordan to recommend that City Council approves the Map Amendment to rezone certain properties adjacent to the downtown area from their current zoning designation to the C-C, Center-City district. A roll call vote on the motion showed the following.

Ayes: Chirban, Jennison and Jordan. **Nays:** Martin, McCluskey, Morris and Schmidt.

Absent: Davis and Shields. The motion failed.

Vote results:

Ayes: 3 / Nays: 4 / Abstains: 0

7. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:

Minutes:

Nathan Nicholas with Lauber Law presented the Planning and Zoning Training

8. CITIZEN COMMENTS:

9. NEXT MEETING DATE:

Minutes:

With no further business, the meeting was adjourned at 7:23 pm.



Report to:

**Planning and Zoning
Commission**

Case No.: ZON26-026

Meeting Date: September 15, 2026

Subject: Map Amendment to rezone property located near the SE corner of Hwy 72 and Bridge School Rd from the R-1, Suburban Residence district to the C-2, General Commercial district

Application and Notice:

Applicant/Owner - City of Rolla
Public Notice - Letters mailed to property owners within 300 feet; Legal ad in the Phelps County Focus; signage posted on the property; [The City of Rolla](#)
City Council Date - September 21, 2026

Background: The subject property was acquired by the city for the construction of the Hwy 72 extension. The properties were formerly used for residential lots. The houses were demolished for the road construction.

The right-of-way of Bryant Rd south of Hwy 72 and a portion of the right-of-way of Hwy 72 are proposed to be vacated under a separate action. That ROW will be rezoned to the C-2, General Commercial district in the vacation ordinance. The subject rezoning application would rezone the former residential lots.

The property was acquired for the roadway construction and is no longer needed. The property will be marketed for sale to allow for development along with the areas proposed to be vacated.

Property Details:

Current zoning - R-1, Suburban Residential; to be rezoned to C-2, General Commercial
Current use - Vacant/undeveloped
Proposed use - Commercial
Land area - The area requested to be rezoned is about 2.5 acres; The total property area including the area to be vacated is 4.49 acres.

Public Facilities/Improvements:

Streets - The subject property has frontage on Hwy 72, a Primary Arterial road.
Sidewalks - Sidewalks are located on the north side of Hwy 72.
Utilities - The subject property has access to all needed public utilities.

Comprehensive Plan: The Rolla 2050 Comprehensive Plan designates the subject property as being appropriate for Mixed-Use Innovation Center uses. The Mixed-use Innovation Center use is intended for specialized office, laboratory, education, innovation, high-tech manufacturing, research, and incubator uses to support the commercialization of Missouri S&T's educational programs. The use is intended to facilitate economic development in emerging industry sectors.

The Comprehensive Plan recommends that a new zoning district or overlay district be developed to specify the permitted land uses and development requirements. This has not yet been completed. The plan does state that if an overlay district is pursued, the underlying zoning should be either C-2, General Commercial or M, Manufacturing.

Discussion:

The subject property is located in a commercial area and separated from residential properties by a railroad. C-2 zoning is supported by the Comprehensive Plan. The subject property has frontage on Hwy 72, a Primary Arterial road which connects to I-44. The property will require considerable fill and grading to be suitable for development, however, the location should make development feasible due to the commercial value.

The Community Development Department recommends that the Planning and Zoning vote to recommend approval of the requested zoning.

Review and Approval Criteria:

A rezoning application must be reviewed to ensure that the following criteria are considered:

1. Whether the proposed zoning district classification is consistent with the intent of the Rolla Comprehensive Plan;
2. Whether there are any changed or changing conditions in the neighborhood affected that make the proposed rezoning necessary or desirable from an overall community development perspective;
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
4. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied creating an economic hardship; and
5. Relevant information submitted at the public hearing.

Findings:

1. The Comprehensive Plan does designate the subject property as being appropriate for Mixed-Use Innovation Center uses, which does include the C-2, General Commercial district until a new Mixed-use Innovation Center zoning district is created.
2. The subject property is located in a predominantly commercial, separated from residential uses by a railroad.
3. The subject property has frontage on Hwy 72, a Primary Arterial roadway that connects to I-44.
4. The property was acquired by the City for construction of the Hwy 72 extension; the remaining property is no longer needed for roadway purposes.
5. C-2 zoning would allow the property to be developed for commercial uses.

Potential Motions:

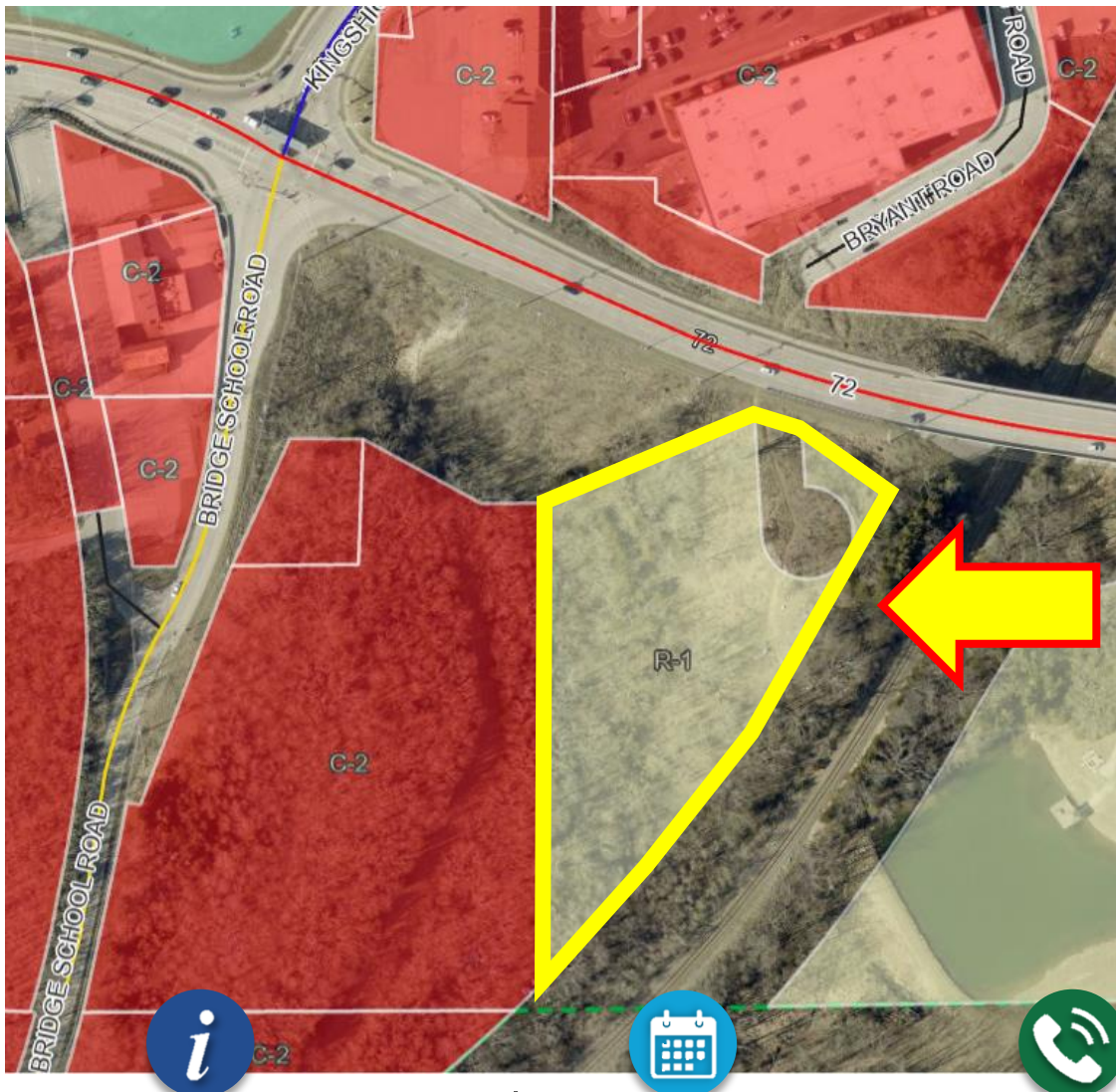
1. Find the request meets the criteria for approval and recommend the City Council approve the request for a map amendment (rezoning) of the subject property.
2. Find that the proposed map amendment (rezoning) is not an appropriate use for the property and recommend that the City Council deny the request.
3. Find that additional information and discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by:

Tom Coots, City Planner

Attachments:

Public Notice Letter



Project Information:

Case No: ZON26-026
 Location: SE corner of Hwy 72 and Bridge School Rd
 Applicant: City of Rolla
 Request: Rezoning from R-1, Suburban Residential to C-2, General Commercial

Public Hearings:

Planning and Zoning Commission
September 15, 2026
5:30 PM
 City Hall: 1st Floor

City Council
September 21, 2026
6:30 PM
 City Hall: 1st Floor

For More Information Contact:

Tom Coots, City Planner
 tcoots@rollacity.org

(573) 426-6974
 901 North Elm Street
 City Hall: 2nd Floor
 8:00 – 5:00 P.M.
 Monday - Friday



Who and What is the Planning and Zoning Commission?

The Planning and Zoning Commission is an appointed group of citizens from Rolla who are charged with hearing and deciding land use applications, such as zoning and subdivisions. The Commission takes testimony and makes a recommendation to the City Council.

What is a Rezoning (Map Amendment)?

A Rezoning is a request to change the zoning of a property from one zoning district to another. Usually a rezoning would allow for a property to be used differently than in the past, or may allow for development or redevelopment.

What is Zoning?

The City of Rolla has adopted zoning regulations that divide the city into separate areas that allow for specified uses of property. For example, generally only residential uses are allowed in residential zones; commercial uses in commercial zones; etc..

How Will This Impact My Property?

Each case is different. Adjacent properties are more likely to be impacted. Please contact the Community Development Office at (573) 426-6974 if you have any questions.

What If I Have Concerns About the Proposal?

If you have any concerns or comments, please try to attend the meeting. You may learn details about the project at the meeting. You will be given an opportunity to ask questions or make comments.

You do have the right to gather signatures for a petition. If a petition is received by 30% of the land owners (by land area) within 185 feet of the subject property, such request would require approval of 2/3 of the City Councilors. Please contact the Community Development Office for a property owner list.

What If I Cannot Attend the Meeting?

Please try to attend the meeting if you have any questions or concerns. However, if you are unable to attend the meeting, you may provide written comments by letter or email. These comments will be presented to the Board.

What If I Have More Questions?

Please contact the Community Development Office if you have any additional questions.

LEGAL DESCRIPTION

Lot 3, Highway 72 Extension
West, Rolla, Phelps County,
Missouri





Report to:

**Planning and Zoning
Commission**

Case No.: VOR26-027

Meeting Date: September 15, 2026

Subject: Vacation of portions of Hwy 72 and Bryant Rd rights-of-way and a utility easement

Background: The subject property was acquired by the City of Rolla for the construction of the Hwy 72 extension. The Bryant Rd portion once served a residential area, however, the houses were removed for the construction of Hwy 72. The excess Hwy 72 right-of-way consists of a steep hillside, however, the property may still have development potential.

The zoning ordinance does specify that the zoning is extended whenever street rights-of-way are vacated. The vacation ordinance will clarify that the areas proposed to be vacated would be classified as C-2, General Commercial to match the adjacent property.

Application and Notice:

Applicant - City of Rolla
Public Notice - Letters mailed to nearby property owners; Legal ad in the Phelps County Focus; signage posted on the property; [The City of Rolla](#)
City Council Date - September 21, 2026

Property Details:

Land area - Approximately 2 acres of right-of-way to be vacated.

Public Facilities/Improvements:

Utilities - Utilities will remain in existing easements and the remaining right-of-way of Hwy 72. The easement for an abandoned sewer line will be vacated with this ordinance as well.

Comprehensive Plan: The Comprehensive Plan does not provide guidance on street/alley/easement vacations.

Discussion: The vacation will potentially allow for development of the property. The location has commercial value due to its proximity to Hwy 72, a Primary Arterial connecting to I-44, as well as Kingshighway and Bridge School Road. Although the property does have frontage on Hwy 72, direct access to Hwy 72 will not be permitted.

The Community Development Department does recommend that the Planning and Zoning vote to recommend approval of the requested zoning.

Findings:

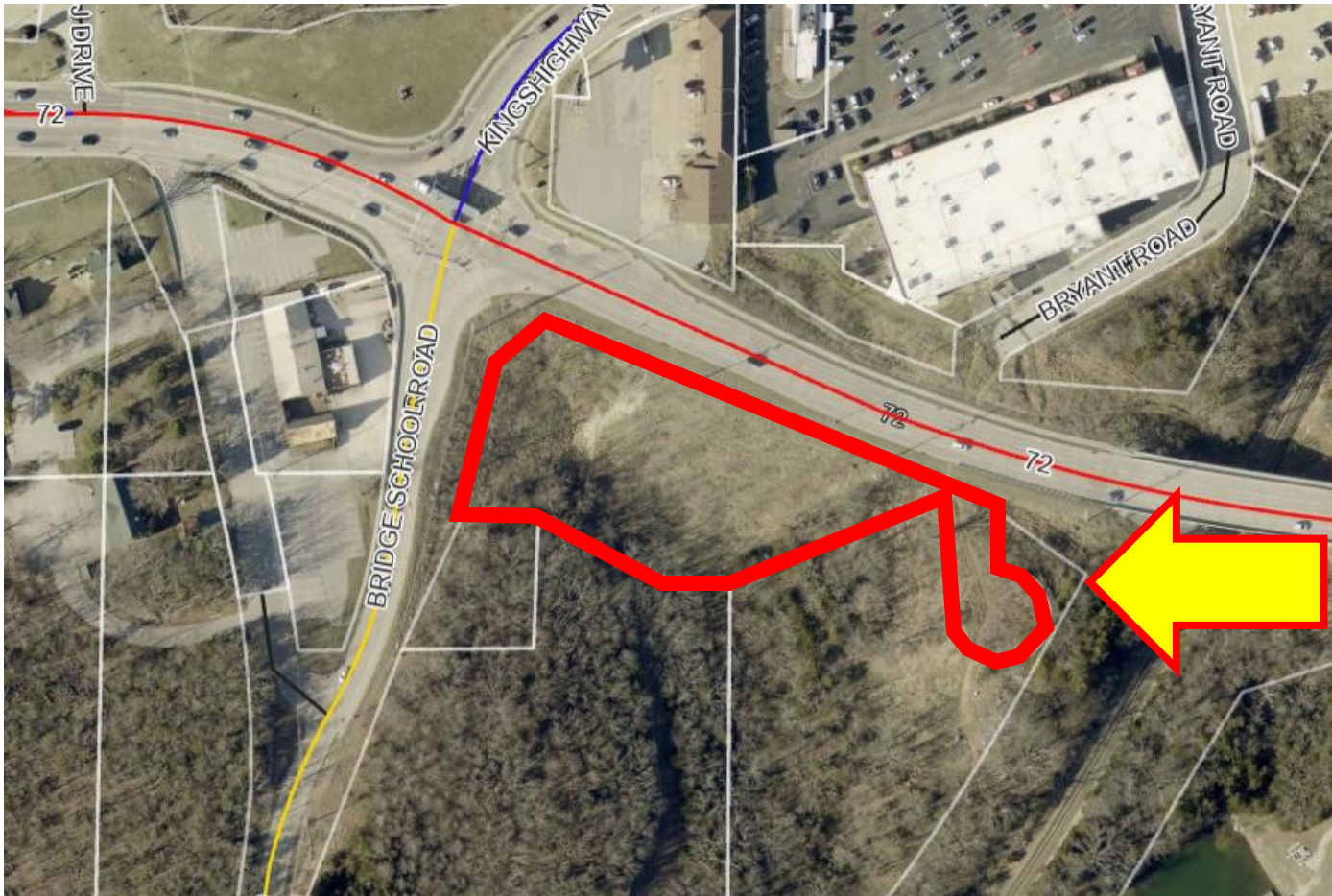
1. The rights-of-way to be vacated are not needed for access and maintenance of Hwy 72.
2. The utility easement to be vacated is not needed.
3. No objections to the request were received by any utility companies.

Potential Motions:

1. Recommend the City Council approve the request.
2. Find that request is not appropriate; recommend that the City Council deny the request.
3. Find that additional information and discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by: Tom Coots, City Planner

Attachments: Public Notice; Vacation Exhibit



Project Information:

Case No: VOR26-027
 Location: SE corner of Hwy 72 and Bridge School Rd
 Applicant: City of Rolla
 Request:
 Vacation of a portion of the right-of-way of Hwy 72 and Bryant Rd and certain utility easement



Public Hearings:

Planning Commission
September 15, 2026
5:30 PM
 City Hall: 1st Floor
 City Council
September 21, 2026
6:30 PM
 City Hall: 1st Floor



For More Information Contact:

Tom Coots, City Planner
 tcoots@rollacity.gov

(573) 426-6974
 901 North Elm Street
 City Hall: 2nd Floor
 8:00 – 5:00 P.M.
 Monday - Friday

Page 10



What is a Vacation?

A vacation is an application to vacate (or remove) all or a portion of a right-of-way adjacent to a property or an easement on a property. The right-of-way or easement must be found to no longer serve any current or future purpose.

What is a Right-of-Way?

In the context of a vacation application, a right-of-way refers to the area which has been dedicated to the City – usually for a public street. An easement is a portion of land that has granted the City the right to use a private property for some public purpose – usually for utilities, drainage, or access.

How Will This Impact My Property?

Each case is different. Adjacent properties are more likely to be impacted. Please contact the Community Development Office at (573) 426-6974 if you have any questions.

What If I Have Concerns About the Proposal?

If you have any concerns or comments, please try to attend the meeting to learn details about the project. You will be given an opportunity to ask questions or make comments regarding the case.

What If I Cannot Attend the Meeting?

Please try to attend the meeting if you have any questions or concerns. However, if you are unable to attend the meeting, you may provide written comments by letter or email. These comments will be presented to the Board.

What If I Have More Questions?

Please contact the Community Development Office if you have any additional questions.

LEGAL DESCRIPTION

Bryant Rd: A fractional part of Bryant Road right of way created by virtue of REVISED PARK PLAZA, Rolla, Missouri more particularly described as follows: Commencing at the Northwest Corner of Lot 3 of HIGHWAY 72 EXTENSION WEST, Rolla, Missouri; thence North 67°17'40" East, 244.03 feet along the southerly right of way of Missouri Highway 72 to its intersection with the westerly right of way of the aforesaid Bryant Road, the true point of beginning of the hereinafter described portion of right of way: Thence South 73°21'10" East, 53.53 feet along the aforesaid southerly right of way of Missouri Highway 72 to its intersection with the easterly right of way of the aforesaid Bryant Road; thence South 4°21'40" East, 59.23 feet along said easterly right of way to an offset cul de sac with a radius of 50.00 feet; thence clockwise around said cul de sac an arc length of 235.12 feet to the aforesaid westerly right of way of Bryant Road; thence North 3°53'00" West, 127.87 feet, and, North 3°38'00" West, 1.91 feet along said westerly right of way to the true point of beginning. Per plat of survey J 6987, dated August 24, 2026, by CM Archer Group, P.C.

Hwy 72: A fractional part of HIGHWAY 72 EXTENSION WEST, and, a fractional part of vacated Missouri Highway 72 West, and, a fractional part of vacated Bryant Road, Rolla, Phelps County, Missouri more particularly described as follows: Commencing at the Northeast Corner of Lot 103 of RAILROAD ADDITION, Rolla, Missouri; thence South 0°03'00" East, 120.05 feet along the East line of said Lot 103 to the northwest corner of Lot 3 of the aforesaid HIGHWAY 72 EXTENSION WEST, the true point of beginning of the hereinafter described tract: Thence North 67°17'40" East, 244.03 feet along the northerly line of said Lot 3; thence North 71°52'40" West, 49.83 feet; thence westerly, 125.20 feet along the arc of a curve, concave northerly with a radius of 1170.06 feet, the chord of which is North 68°48'50" West, 125.14 feet; thence North 65°44'50" West, 70.10 feet; thence westerly, 52.69 feet along the arc of a curve, concave southerly with a radius of 1047.10 feet, the chord of which is North 67°11'20" West, 52.69 feet; thence North 68°37'50" West, 77.12 feet; thence South 89°30'50" West, 142.06 feet; thence South 5°19'40" West, 164.00 feet to the southerly right of way of Missouri Highway 72 West; thence North 89°56'50" East, 79.64 feet, and, South 61°57'30" East, 146.57 feet, and, North 89°08'00" East, 71.50 feet, all along said southerly right of way to the true point of beginning. Per plat of survey J 6987, dated August 24, 2026, by CM Archer Group, P.C.



A Lot Consolidation, Being all of Lot 3, HIGHWAY 72 EXTENSION WEST, and, Part of Vacated Missouri Highway 72 West, and, Part of Vacated Bryant Road Rolla, Phelps County, Missouri.

WHEREAS, the City of Rolla, being the sole owner of all of the property shown on this plat now desires to subdivide the land as shown on this plat, said subdivision to be named "HIGHWAY 72 EXTENSION WEST PLAT 2"; and
NOW, THEREFORE, the City of Rolla, does hereby dedicate to public use forever all easements shown upon this plat.

Dedicator does further grant to all political subdivisions and public and franchised utility companies providing utility services to the land described on this plat the right to install and maintain electrical, water, telephone, cable television, sanitary sewer, storm sewer, gas and fiber optic lines within and along those places which are designated as utility easements on this plat.

Attest: _____
Lorri Powell
City Clerk

On this _____ day of _____, 2026 before me appeared Lister B. Florence Jr., being the Mayor of the City of Rolla, Missouri, to me personally known, who, being by me duly sworn did say: That they are the Mayor of the City of Rolla, Missouri, and that said instrument was signed and sealed in behalf of the City of Rolla by authority of its City Council, and said Mayor acknowledged said instrument to be the free act and deed of the City of Rolla, Missouri.

NOTARY PUBLIC

Approved subject to construction of improvements in accordance with development plans on file with the City of Rolla. This plat meets current subdivision codes of the City of Rolla.

PLANNING & ZONING APPROVAL

Russell Schmidt
Chairman, Planning and Zoning Commission

This is to acknowledge that the City Council of the City of Rolla, Missouri has, by ordinance duly adopted, approved this plat and has authorized the same to be filed for record in the Office of the Recorder of Deeds, Phelps County, Missouri.

All of Lot 3 of HIGHWAY 72 EXTENSION WEST, and, a fractional part of vacated Missouri Highway 72 West, and, a fractional part of vacated Bryant Road, Rolla, Phelps County, Missouri more particularly described as follows: Commencing at the Northeast Corner of Lot 103 of RAILROAD ADDITION, Rolla, Missouri; thence South 0°03'00" East, 120.05 feet along the East line of said Lot 103 to the true point of beginning of the hereinbefore described tract; Thence continuing South 0°03'00" East, 88.24 feet, and, South 0°02'50" East, 430.84 feet, all along said East line to the westerly right of way of the BN&O Railroad; thence North 5°00'00" East, 180.00 feet, to the true point of beginning of the tract of 181.00 feet, the chord of which is North 36°46'00" East, 500.05 feet, and, North 28°49'40" East, 150.14 feet, all along said westerly right of way to its intersection with the southerly right of way of Missouri Highway 72 West; thence North 55°26'30" West, 116.04 feet, and, North 73°21'10" West, 53.53 feet, all along said southerly right of way; thence North 71°52'40" West, 49.83 feet; thence westerly, 125.20 feet along the arc of a curve, concave northerly with a radius of 1170.06 feet, the chord of which is North 68°48'50" West, 125.14 feet; thence North 65°44'50" West, 70.10 feet; thence westerly, 52.69 feet along the arc of a curve, concave northerly with a radius of 1047.10 feet, the chord of which is North 67°11'20" West, 52.69 feet; thence North 67°11'20" West, 177.00 feet, to the true point of beginning of the tract of 177.00 feet; thence South 5°19'40" West, 164.00 feet to the southerly line of a vacated portion of Missouri Highway 72 West; thence North 89°56'50" East, 79.64 feet, and, South 61°57'30" East, 146.57 feet, and, North 89°08'00" East, 71.50 feet, all along said southerly line to the true point of beginning. Above described tract contains 4.49 acres, more or less, per plat of survey J-6987, dated August 24, 2026, by CM Archer Group, P.C.

A fractional part of Bryant Road right of way created by virtue of REVISED PARK PLAZA, Rolla, Missouri more particularly described as follows: Commencing at the Northwest Corner of Lot 3 of HIGHWAY 72 EXTENSION WEST, Rolla, Missouri; thence North 67°17'40" East, 244.03 feet along the southerly right of way of Missouri Highway 72 to its intersection with the westerly right of way of the aforesaid Bryant Road, the true point of beginning of the hereinafter described portion of right of way: Thence South 73°21'10" East, 53.53 feet along the aforesaid southerly right of way of Missouri Highway 72 to its intersection with the easterly right of way of the aforesaid Bryant Road; thence North 11°40'00" East, 59.21 feet along said easterly right of way to an offset cul de sac with a radius of 50.00 feet; thence clockwise around said cul de sac an arc length of 235.12 feet to the aforesaid westerly right of way of Bryant Road; thence North 5°33'00" West, 127.87 feet, and, North 3°38'00" West, 1.91 feet along said westerly right of way to the true point of beginning. Per plat of survey J-6987, dated August 24, 2026, by CM Archer Group, P.C.

A fractional part of HIGHWAY 72 EXTENSION WEST, and, a fractional part of vacated Missouri Highway 72 West, and, a fractional part of vacated Bryant Road, Rolla, Phelps County, Missouri more particularly described as follows: Commencing at the Northeast Corner of Lot 103 of RAILROAD ADDITION, Rolla, Missouri; thence South 0°30'00" East 120.05 feet along the East line of said Lot 103 to the northwest corner of Lot 3 of the aforesaid HIGHWAY 72 EXTENSION WEST, the true point of beginning of the hereinafter described tract: Thence North 67°17'40" East, 244.03 feet along the northerly line of said Lot 3; thence North 71°52'40" West, 49.83 feet; thence westerly, 125.20 feet along the arc of a curve, concave northerly with a radius of 1170.06 feet, the chord of which is North 68°48'50" West, 125.14 feet; thence North 65°44'50" West, 70.10 feet; thence westerly, 52.69 feet along the arc of a curve, concave southerly with a radius of 104.7 feet, the chord of which is North 67°11'20" West, 52.69 feet; thence North 68°37'50" West, 77.12 feet; thence South 89°30'50" West, 142.06 feet; thence South 51°19'40" West, 164.00 feet to the southerly right of way of Missouri Highway 72 West; thence North 89°56'50" East, 79.64 feet, and, South 61°57'30" East, 146.57 feet, and, North 89°08'00" East, 71.50 feet, all along said southerly right of way to the true point of beginning. Per plat of survey J-6987, dated August 24, 2026, by CM Archer Group, P.C.

I hereby certify that all property taxes levied by the County of Phelps and the City of Rolla against the real estate described on this plat have been paid in full for 2025 and all prior years.

Faith Ann Barnes
Collector of Revenue
Phelps County, Missouri

This plat was filed for record in my office on this ____ day
of _____, 2026. Plat filed at Cabinet _____, Number ____.

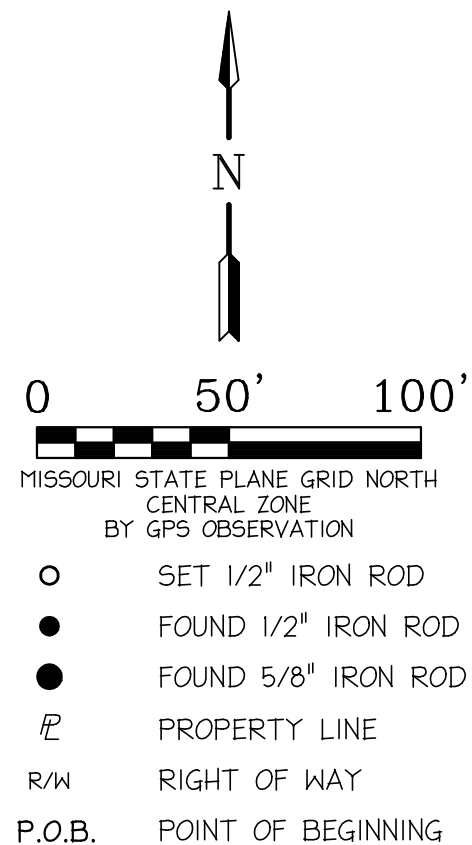
Robin Kordes Recorder of Deeds Phelps County, Missouri	Date
--	------

1. **PROJECT LOCATION:** This subdivision is located at the western end of the Missouri Highway 72 West Extension, at the intersection of Missouri Highway 72 West, Kingshighway and Bridge School Road. This subdivision includes all of Lot 3 of HIGHWAY 72 EXTENSION WEST, and, all of the vacated portions of Missouri Highway 72 West and Bryant Drive as described at Ordinance No. _____. (For the record plat of HIGHWAY 72 EXTENSION WEST, refer to Phelps County Survey Records Plat Cabinet C, Slide 343.)

2. **LOT SCHEME:** There is 1 new, consolidated lot to be created from Lot 3 and the vacated portions of right of way as described above.

3. **ZONING INFORMATION:** The lands within this development are currently zoned R-1, Suburban Residential District. Following are the setback requirements for R-3 Districts:

- Front yard: 20 feet
- Side yard: 5 feet
- Side yard - Corner lot: 10 feet
- Rear yard: 10 feet



<i>No.</i>	<i>Bearing/ Radius</i>	<i>Distance/ Arc</i>	<i>Chord</i>
1	N68°37'50"W	77.12'	
2	1047.10'	52.69'	N67°11'20"W, 52.69'
3	N65°44'50"W	70.10'	
4	1170.06'	125.20'	N68°48'50"W, 125.14'
5	N71°52'40"W	49.83'	
6	N73°21'10"E	53.53'	
7	S42°14'0"E	59.23'	
8	50.00'	235.12'	S41°33'00"W, 71.06'
9	N3°53'10"W	125.96'	
10	N3°38'00"W	1.91'	