

**CITY OF O'FALLON
ZONING ORDINANCE
SECTION 2.04(e) SCHEDULE: AREA AND BULK REGULATIONS**

**PRINCIPAL BUILDING OR STRUCTURE
MINIMUM YARD DIMENSIONS
AGRIC. AND RESIDENTIAL DISTRICTS**

		MINIMUM LOT SIZE (SEE NOTE 1)			PRINCIPAL BUILDING OR STRUCTURE MINIMUM YARD DIMENSIONS (SEE NOTE 2)								
A	B	C	D	E	F	G	H		I	J	K	L	M
ZONING DISTRICT	MAXIMUM NUMBER OF DWELLING UNITS	LOT AREA IN SQUARE FEET OR ACRES	LOT WIDTH AT BUILDING LINE, IN LINEAR FEET	MEAN LOT DEPTH, IN LINEAR FEET	DEPTH OF FRONT YARD, IN LINEAR FEET	DEPTH OF SIDE YARD ABUTTING A STREET IN LINEAR FEET	DEPTH OF A SIDE YARD ABUTTING A LOT, IN LINEAR FEET		MINIMUM DISTANCE TO NEAREST PRINCIPAL STRUCTURE ON AN ADJACENT LOT, IN LINEAR FEET	DEPTH OF REAR YARD IN LINEAR FEET	MAXIMUM LOT COVERAGE IN PERCENT (SEE NOTE 3)	MAXIMUM FLOOR AREA RATIO (SEE NOTE 4)	MAXIMUM HEIGHT OF PRINCIPAL BUILDING IN LINEAR FT. (SEE NOTE 5)
							TOTAL FOR BOTH	MINIMUM FOR EITHER					
"A" AGRICULTURAL	1 PER 3 ACRES OF LOT AREA	3 ACRES	150 FT.	200 FT.	25 FT.	25 FT.	20 FT.	10 FT.	20 FT.	25 FT.	20%		35 FT.
"SR-1" SINGLE-FAMILY	1 PER 10,000 SQ. FT. OF LOT AREA	10,000 SQ. FT.	75 FT.	100 FT.	25 FT.	25 FT.	20 FT.	10 FT.	20 FT.	25 FT.	30%		35 FT.
"SR-1B" SINGLE-FAMILY	1 PER 10,000 SQ. FT. OF LOT AREA	10,000 SQ. FT.	75 FT.	100 FT.	25 FT.	25 FT.	15 FT.	7 1/2 FT.	15 FT.	25 FT.	30%		35 FT.
"SR-2" SINGLE-FAMILY	1 PER 8,000 SQ. FT. OF LOT AREA	8,000 SQ. FT.	60 FT.	100 FT.	25 FT.	25 FT.	15 FT.	7 1/2 FT.	15 FT.	25 FT.	30%		35 FT.
"SR-3" SINGLE-FAMILY	1 PER 6,000 SQ. FT. OF LOT AREA	6,000 SQ. FT.	50 FT.	100 FT.	25 FT.	25 FT.	10 FT.	5 FT.	10 FT.	25 FT.	30%		35 FT.
"MR-1" 2-, 3-, & 4-FAMILY	1 PER 3,000 SQ. FT. OF LOT AREA	6,000 SQ. FT. MINIMUM, OR 3,000 SQ. FT. PER DWELLING UNIT, WHICHEVER IS GREATER.	50 FT. MINIMUM, OR 25 FT. PER DWELLING UNIT, WHICHEVER IS GREATER.	120 FT.	25 FT.	25 FT.	10 FT.	5 FT.	10 FT.	25 FT.	30%		35 FT.
"MR-2" MULTI-FAMILY	1 PER 2,700 SQ. FT. OF LOT AREA	6,000 SQ. FT. MINIMUM, OR 2,700 SQ. FT. PER DWELLING UNIT, WHICHEVER IS GREATER.	50 FT. MINIMUM, OR 10 FT. PER DWELLING UNIT, WHICHEVER IS GREATER.	120 FT.	25 FT.	25 FT.	10 FT. MINIMUM, OR 6 IN. PER FT. OF BUILDING HEIGHT, (1/2 THE BUILDING'S HEIGHT), WHICHEVER IS GREATER.		20 FT.	25 FT.	30%	3/4 : 1	35 FT.
"MH-1" SINGLE-FAMILY MOBILE HOME DWELLING DISTRICT	1 PER 6,000 SQ. FT. OF LOT AREA	6,000 SQ. FT.	50 FT.	100 FT.	25 FT.	25 FT.	10 FT.	5 FT.	10 FT.	25 FT.	30%		35 FT.
"MH-2" SINGLE-FAMILY MODULAR RESIDENCE AND IMMOBILIZED MOBILE HOME DWELLING DISTRICT	1 PER 7,500 SQ. FT. OF LOT AREA	7,500 SQ. FT.	60 FT.	120 FT.	25 FT.	25 FT.	10 FT.	5 FT.	10 FT.	25 FT.	30%		35 FT.

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**PRINCIPAL BUILDING OR STRUCTURE
MINIMUM YARD DIMENSIONS
COMMERCIAL AND INDUSTRIAL DISTRICTS**

		MINIMUM LOT SIZE (SEE NOTE 1)			PRINCIPAL BUILDING OR STRUCTURE MINIMUM YARD DIMENSIONS (SEE NOTE 2)								
A	B	C	D	E	F	G	H		I	J	K	L	M
ZONING DISTRICT	MAXIMUM NUMBER OF DWELLING UNITS	LOT AREA IN SQUARE FEET OR ACRES	LOT WIDTH AT BUILDING LINE, IN LINEAR FEET	MEAN LOT DEPTH, IN LINEAR FEET	DEPTH OF FRONT YARD, IN LINEAR FEET	DEPTH OF SIDE YARD ABUTTING A STREET IN LINEAR FEET	DEPTH OF A SIDE YARD ABUTTING A LOT, IN LINEAR FEET		MINIMUM DISTANCE TO NEAREST PRINCIPAL STRUCTURE ON AN ADJACENT LOT, IN LINEAR FEET	DEPTH OF REAR YARD IN LINEAR FEET	MAXIMUM LOT COVERAGE IN PERCENT (SEE NOTE 3)	MAXIMUM FLOOR AREA RATIO (SEE NOTE 4)	MAXIMUM HEIGHT OF PRINCIPAL BUILDING IN LINEAR FT. (SEE NOTE 5)
							TOTAL FOR BOTH	MINIMUM FOR EITHER					
"O-1" OFFICE DISTRICT	1	8,000 SQ. FT.	60 FT.	100 FT.	25 FT.	25 FT.	10 FT.	5 FT.	10 FT.	20 FT.	30%	3/4 : 1	35 FT.
"B-1" COMMUNITY BUSINESS DISTRICT	NOT A PERMITTED USE, BUT SEE NOTE 10.						NO SIDE YARDS ARE REQUIRED, EXCEPT: IN THE INSTANCES WHERE THE SUBJECT LOT ABUTTS AN "SR," "MR," OR "MH" DISTRICT OR, WHERE A SIDE YARD IS VOLUNTARILY PROVIDED, A SIDE YARD OF AT LEAST 12 FT. SHALL BE REQUIRED.		12 FT. WHERE YARD AREA IS REQUIRED OR PROVIDED	20 FT.	50%	2 : 1	92 FT. OR 8 STORIES IN HEIGHT, WHICHEVER IS SMALLER.
"B-2" GENERAL BUSINESS DISTRICT	NOT A PERMITTED USE, BUT SEE SEC. 2.05(d) LINE "4" COLUMN "L"						NO SIDE YARDS ARE REQUIRED, EXCEPT: IN THE INSTANCES WHERE THE SUBJECT LOT ABUTTS AN "SR," "MR," OR "MH" DISTRICT, A SIDE YARD OF AT LEAST 25 FEET SHALL BE REQUIRED; OR WHERE A SIDE YARD IS VOLUNTARILY PROVIDED, A SIDE YARD OF AT LEAST 12 FT. SHALL BE REQUIRED.		12 FT. WHERE YARD AREA IS REQUIRED OR PROVIDED	20 FT.	50%	2 : 1	92 FT. OR 8 STORIES IN HEIGHT, WHICHEVER IS SMALLER.
"I" INDUSTRIAL DISTRICT	NOT A PERMITTED USE, BUT SEE SEC. 2.05(d) LINE "4" COLUMN "M"				25 FT.	25 FT.	50 FT.	25 FT.		20 FT.	40%	1 : 1	92 FT. OR 8 STORIES IN HEIGHT, WHICHEVER IS SMALLER.