

COMMERCIAL AND INDUSTRIAL ZONING DISTRICT SUMMARY TABLE

City of O’Fallon, Missouri

The following summary table is available for quick reference of the commercial and industrial zoning district requirements in the City of O’Fallon. Due to additional information and requirements, please refer to the Zoning Code sections listed below for regulations specific to each district. See Appendix “A” for a listing of permitted and conditionally permitted uses for each district.

Zoning District	Minimum Site Area	Minimum Lot Width at Building Line	Maximum Lot Coverage	Minimum Yard Setback Requirements (Feet)			Maximum Height Requirements	Bufferyard
		Feet	Percentage	Front Yard	Side Yard	Rear Yard	Feet	Feet
C-O/Office District Section 400.115	5 Acres ¹	75	25%	25	10	35	N/A	20 ⁶
C-1/Restricted Business District Section 400.120	1 Acre ¹	70	30%	25	N/A	25	35	20 ⁶
C-2/General Business District Section 400.125	5 Acres ¹	25	N/A	25	N/A	N/A	50	20 ⁶
C-3/Highway Commercial District Section 400.130	5 Acres ¹	25	30%	30	20	25	35	20 ⁶
I-1/Light Industrial District Section 400.140	5 Acres ¹	75	50%	30	20	35	50	30 ⁷
I-2/Heavy Industrial District Section 400.150	5 Acres ¹	75	50%	30	25	50	50	30 ⁷
MUTD/Mixed Use Traditional Development District Section 400.161	5 Acres	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³	50 ⁵	15 ⁸
HTCD/High Tech Corridor District Section 400.145⁴	5 Acres ²	100	50%	30	20	35	50	20 ⁶

¹ When not adjacent to existing commercial or industrial districts. When adjacent to existing commercial or industrial districts, there are no minimum lot size requirements.

² When not adjacent to an existing industrial district. When adjacent to an existing industrial district, there are no minimum lot size requirements.

³ “Mixed Use Traditional District” developments allow for site flexibility to facilitate better site planning, see Section 400.161 for more information.

⁴ “High Tech Corridor District” developments have addition setback, height exceptions and transitional strip requirements, see Section 400.145 for more information.

⁵ The Planning and Zoning Commission and City Council may allow an additional height to a maximum of six (6) stories.

⁶ Requirements for these Districts require a minimum bufferyard of 20 feet including landscaping and fencing, see Article X for more information.

⁷ Requirements for these Districts require a minimum bufferyard of 30 feet including landscaping and fencing, see Article X for more information.

⁸ “Mixed Use Traditional District” requires a minimum bufferyard of 15 feet including landscaping and fencing, see Article X for more information.