

RESIDENTIAL ZONING DISTRICT SUMMARY TABLE

City of O’Fallon, Missouri

The following summary table is available for quick reference of the residential 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 Depth		Minimum Lot Width at Building Line	Maximum Lot Coverage	Minimum Yard Setback Requirements (Feet)			Maximum Height Requirements		Minimum Lot Area	
		Feet per Square Footage		Feet	Percentage	Front Yard	Side Yard	Rear Yard	Stories	Feet	Per Dwelling Unit	
R-1/Single Family Residential Section 400.080	10,000 sq ft	100	10,000-11,999	80	35%	25	6	25	2.5	35	10,000 sq ft	
		120	12,000-14,999									
		120	15,000-21,999									
R-1A/Single Family Suburban Residential Section 400.085	22,000 sq ft	180	22,000-32,999	110	25%	40	12	40	2.5	35	22,000 sq ft	
		200	33,000 or larger	125								
R-1B/Single Family Estates Residential Section 400.090	5 Acres	200		150	25%	40	20	40	2.5	35	5 Acres	
R-2/Two Family Residential Section 400.095³	10,000 sq ft	Same as R-1/Single Family Residential District		80	45%	25	6	15	2.5	35	10,000 sq ft	
R-3/Garden Apartment Section 400.100	1 Acre ¹	N/A		Single-Family	70	35%	25	6	25	2.5	45	7,500
				Two-Family	40 ³	45% ³	25 ³	6 ³	15 ³			5,000- 7,500 ³
				Multi-Family	70	40% ²	30	20 ⁴	35			2,500
R-4/Apartment House Section 400.105	1 Acre ¹	N/A		Single-Family	70	35%	25	6	25	4	50	7,500
				Two-Family	40 ³	40% ³	25 ³	6 ³	15 ³			5,000-7,500 ³
				Multi-Family	70	40%	35	15 ⁴	30			
R-5/Mobile Home Park Section 400.110	5 Acres	Refer to Section 400.110 of the Zoning Code for all yard, setback, density and additional requirements.										
TGD/Transitional Growth District/St. Paul Section 400.112	Refer to Section 400.112 of the Zoning Code for all yard, setback, density and additional requirements. All properties annexed into the City that are within 750 feet of the City of St. Paul are only allowed to petition for this Zoning District.											
Senior Community Overlay District Section 400.162	Refer to Section 400.162 of the Zoning Code for all yard, setback, density and additional requirements. A Senior Community Overlay District development requires a Conditional Use Permit.											

¹ Minimum site area unless abuts existing multi-family zoning.
² Buildings of two and a half stories or less.
³ Regulations vary between a Two-Family Dwelling located on a single platted lot and separate platted lots, please see section 400.095 for details.
⁴ Except in the case of a corner lot, see section 400.100 for details.