

ZONING REGULATIONS

405 Attachment 1

City of Ste. Genevieve

HEIGHT AND AREA REGULATIONS
[Ord. No. 2345 §XIV, 10-16-1979]

District	Minimum Lot Area per Family in Square Feet	Minimum Lot Area in Square Feet	Minimum Lot Width in Feet	Minimum Yard Requirement in Feet			Maximum Building Height		Maximum Percentage of Lot Covered by All Buildings
				Front	Side	Rear	Feet	Stories	
A Agricultural	43,560 (1 acre)	43,560 (1 acre)	150	30	15	30	35	2 1/2	30%
R-1 Single-Family Residential	8,000	8,000	80	25	8	25	35	2 1/2	30%
R-2 General Residential	7,500 1-family 3,750 2-family 2,500 multiple (1)	7,500	75	25	8(2)	25	45	3	40%
MH Mobile Home Park	(3)	(3)	45	(4)	(4)	(4)	35	2 1/2	70%
C-1 General Commercial	For dwellings same as R-2 District	None (5)	None (5)	25	8(5)	25	35	2 1/2	For dwellings same as R-2 District
C-2 Central Business	For dwellings same as R-2 District	None (5)	None (5)	None (5)	None (5)	None (5)	45	3	For dwellings same as R-2 district
I-1 Light Industrial	Dwellings not permitted	None	None	30	10(6)	25	45	3	None
I-2 Heavy Industrial	Dwellings not permitted	None	None	30	20(6)	25	45	3	None

- (1) For each first-story dwelling unit.
- (2) For buildings less than three (3) stories in height. For three-story buildings, each side yard shall be not less than ten (10) feet. For buildings more than three (3) stories in height, the side yards shall be increased one (1) foot for each story above the third (3rd).
- (3) Minimum lot area is four thousand five hundred (4,500) square feet for mobile homes up to and including homes sixty (60) feet in length; five thousand (5,000) square feet for mobile homes over sixty (60) feet in length.

STE. GENEVIEVE CITY CODE

- (4) Mobile home spaces shall provide the following minimum clearances: twenty (20) feet between mobile homes except those parked end-to-end; twenty (20) feet between mobile homes parked end-to-end; twenty (20) feet between mobile homes and any building; twenty (20) feet between mobile homes and any property line bounding the mobile home park.
- (5) Minimum lot areas and widths for “R-2” District apply for dwellings in “C” Districts.
- (6) Minimum side yards apply only where a commercial or industrial district adjoins a residential district.