

ZONING REGULATIONS

405 Attachment 3

City of Hazelwood

Appendix C. Area, Setback and Height Regulations

[Ord. No. 3674-05 §§ 1–3, 8-17-2005; Ord. No. 3698-05 § 4, 11-16-2005; Ord. No. 4423-15 §2, 8-19-2015]

Districts	Minimum Area Per Lot/Unit (Density)	Setbacks (feet)			Minimum Lot Width (feet)	Maximum Height (feet/stories)	Maximum Lot Coverage Ratio (Percent)
		Front	Side	Rear			
NU–Non-Urban	3 acres	45	20 (one-story dwellings) 35 (two-story dwellings)	30	125	35/2½	30% (interior lot) 35% (corner lot)
R-1 Single Family	1 acre	45	10	30	70	35/2½	Na
R-2 Single Family	20,000 sq. ft.	45	10	30	65	35/2½	Na
R-3 Single Family	15,000 sq. ft.	30	10	30	60	35/2½	Na
R-4 Single Family	10,000 sq. ft.	30	8	30	60	35/2½	Na
R-5 Single Family	7,500 sq. ft.	30	6	30	60	25/2	Na
R-6 Multiple Family	7,500 sq. ft. single family 5,000 sq. ft. two family 5,000 sq. ft. multiple family	30	10 (bldgs. not exceeding 2½ story height) 15 (bldgs. exceeding 2½ story height)	30 (bldgs. not exceeding 2½ story height) 40 (bldgs. exceeding 2½ story height)	None	45/3	Na

HAZELWOOD CITY CODE

Districts	Minimum Area Per Lot/Unit (Density)	Setbacks (feet)			Minimum Lot Width (feet)	Maximum Height (feet/stories)	Maximum Lot Coverage Ratio (Percent)
		Front	Side	Rear			
C-1 Neighborhood Commercial	None	30	10 (adjacent to non-“R” Districts) 20 (adjacent to “R” Districts)	15 (adjacent to non-“R” Districts) 25 (adjacent to “R” Districts)	None	20/1	30%
C-2 General Commercial	None	30	6 (adjacent to non-“R” Districts) 10 (adjacent to “R-6” District) 35 (adjacent to Single-Family Districts)	10 (adjacent to “C”, “I” or “R-6” Districts) 35 (adjacent to Single Family Districts)	None	45/3	Na
C-3 Highway Commercial	None	30	6 (adjacent to non-“R” Districts) 10 (adjacent to “R-6” District) 35 (adjacent to Single-Family Districts)	10 (adjacent to “C”, “I” or “R-6” Districts) 35 (adjacent to Single Family Districts)	None	45/3	Na
I-1 Light Industrial	None	30	6 (adjacent to non-“R” Districts) 10 (adjacent to “R-6” District) 35 (adjacent to Single-Family Districts)	10 (adjacent to “C”, “I” or “R-6” Districts) 35 (adjacent to Single-Family Districts)	None	100/8	Na

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		Front	Side	Rear			
I-2 Heavy Industrial	None	30	6 (adjacent to non-“R” Districts) 10 (adjacent to “R-6” District) 35 (adjacent to Single-Family Districts)	10 (adjacent to “C”, “P” or “R-6” Districts) 35 (adjacent to Single-Family Districts)	None	100/8	Na
P Public	None	30	6 (adjacent to non-“R” Districts) 10 (adjacent to “R-6” District) 35 (adjacent to Single-Family Districts)	10 (adjacent to “C”, “P” or “R-6” Districts) 35 (adjacent to Single-Family Districts)	None	45/3	Na
FP Floodplain	Na	Na	Na	Na	Na	Na	Na
Planned District, Residential (PDR)	10 acres	Specified in the governing Planned District Ordinance					
Planned District, Commercial (PDC)	5 acres	Specified in the governing Planned District Ordinance					
Planned District, Industrial (PDI)	20 acres	Specified in the governing Planned District Ordinance					
Planned District, Mixed Use (PDM)	50 acres	Specified in the governing Planned District Ordinance					
Planned District, Airport (PDA)	50 acres	Specified in the governing Planned District Ordinance					

HAZELWOOD CITY CODE

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		Front	Side	Rear			
<i>Na = Not Applicable</i>							