

ZONING CODE

405 Attachment 1

City of Florissant

Height and Area Regulations [Ord. No. 7294 §1, 2-13-2006]

District	Minimum Lot Area	Maximum Story	Maximum Height (Feet)	Minimum Depth Front Yard (Feet)	Minimum Depth Rear Yard (Feet)	Minimum Width Side Yard (Feet)	Minimum Lot Frontage (Feet)	Minimum Lot Depth (Feet)
"A"	3 acres	2½	35	30	35	30	300	****300
"R-1"	1 acre	2½	35	30	35	15	120	****150
"R-2"	15,000 square feet	2½	35	30	35 only, 20 for corner lot*****	10	90	****110
"R-3"	10,000 square feet	2½	35	30	25 only, 15 for corner lot*****	6	80	****100
"R-4"	7,500 square feet	2½	35	30	25 only, 15 for corner lot*****	6	70	****100
"R-5"	5,000 square feet	2½	35	30	25 only, 15 for corner lot*****	6	80	100
"R-6"	**3,500 square feet per family	3	45	30	25 only, 15 for corner lot*****	***10	60	
"B-1"	None	2	25	40	*35	*15		
"B-2"	None	3	35	None	*15	*15		
"B-3"	None	3	45	40	*35	*35		
"B-4"	None	3	45	*35		*35		

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"M-1"	None	3	45	50		25		
"M-2"	None	3	45	50	25	25		
* This applies only when the yard abuts, or is adjacent to, a residential District. ** Includes common playground or landscape area of eight hundred (800) square feet per unit. *** The Planning and Zoning Commission may waive the side yard requirement of the "R-6" Multiple-Family District when, in their opinion, it serves to enhance the development and is beneficial to the City. **** Lots abutting the turnaround on a cul-de-sac shall have a minimum frontage of forty (40) feet measured along perimeter of said turnaround and a minimum width of sixty (60) feet measured along the building line. ***** On a corner lot which is not also a double frontage lot, the depth of the rear yard may be reduced by one (1) foot for each additional one (1) foot that the interior side yard exceeds the minimum dimension otherwise required, provided however, that the depth of the rear yard shall not be less than the minimum side yard width as specified for such Zoning District. On a corner lot which is also a double frontage lot, the depth of the rear yard may be reduced by one (1) foot for each additional one (1) foot that either side yard exceeds the minimum otherwise required, provided however, that the depth of the rear yard shall not be less than the minimum side yard width as specified for such Zoning District. Accessory structures shall be a minimum of five (5) feet from all property lines. Height and area regulations are hereby established in specific Districts as shown on the accompanying table.								