

ZONING REGULATIONS

405 Attachment 1

City of Sikeston
Exhibit A - TABLE 450.1 MINIMUM AREAS FOR ZONING DISTRICTS
[Ord. No. 6220, 4-26-2021]

RESIDENTIAL (R), COMMERCIAL (C), AGRICULTURAL (AG), TRANSITIONAL OFFICE (TZ), OFFICE (O), LIGHT INDUSTRIAL (IL), HEAVY INDUSTRIAL (IH), ZERO LOT LINE (ZLL), PLANNED UNIT DEVELOPMENT (PUD) ZONE BULK REGULATIONS
 (in feet, unless noted otherwise)

Division	Minimum Lot Area/Site (square feet)	Maximum Density (dwelling unit/lot area)	Lot Dimensions		Setback Requirements			Maximum Building Height ^a
			Minimum lot width	Minimum lot depth	Minimum front yard	Minimum side yard	Minimum rear yard	
“R-1”	10,000	1 ^d	90	112	25	5 ^b	25	35 ^c
“R-2”	7,200	1 ^d	60	120	25	5 ^b	25	35 ^c
“R-3”	7,200	1 ^{d,e}	60	120	25	5 ^b	25	35 ^{c,e}
“R-4” ^f	6,000 ^g	1 ^h	60	100	25	5 ^b	25	35 ^c
“R-5” ^{fi}	5,000 ⁱ	1 ⁱ	75	67	25	5 ^b	25	40 ^c
“R-6”	217,800 ^j	1 ^{d,e,j}	45’ @ bldg. line	—	20	5	10	16 ^k
“R-7”	5,000 ⁱ	1 ⁱ	75	67	25	5 ^b	25	40 ^c
“AG”	217,800	1 ^d	—	—	50	20	50	35 ^c
“TZ”	5,000 ⁱ	1 ⁱ	75	67	25	5 ^b	25	40 ^c
“O”	15,000 ^m	1 ^d	100	150	30	5 ^b	25	35 ^{c,l}
“C-1” ^o	—	—	—	—	25	10b	25	35 ^c
“C-2” ^o	—	—	—	—	—	—	—	45
“C-3” ^o	—	—	—	—	See ⁿ	—	—	45
“IL” ^o	—	—	—	—	25	—	—	50
“IH”	—	—	—	—	40	—	—	100

SIKESTON CODE

- a. Accessory towers, satellite dishes and similar structures shall be permitted to exceed the maximum height where approved by the Code Official.
- b. There shall be a side yard on each side of every dwelling having a minimum width of not less than twelve and five-tenths percent (12.5%) of the width of the lot. Need not exceed ten (10) feet.
- c. Masonry wall has a maximum building height of thirteen (13) feet seven (7) inches per story, all other materials (wood wall framing, cold-form steel wall framing, insulating concrete form walls and structural insulated panel walls) have a maximum building height of eleven (11) feet seven (7) inches per story.
- d. One (1) accessory structure per dwelling unit. Accessory structure must meet the following requirements:
 - i. Must be located on side or rear yard.
 - ii. Must be a minimum of five (5) feet from side and rear property boundaries.
 - iii. Must be a minimum of ten (10) feet from all other structures.
 - iv. Lots having double frontage shall provide the required front yard on both streets.
- e. For manufactured homes, in no case will less than fifty percent (50%) of the lot be allocated for the placement of yards and open spaces in order to comply with the spirit and intent of yard and area requirements established for residential districts. No manufactured housing unit shall hereafter be erected or structurally altered to exceed one (1) story or sixteen (16) feet in height, must be Manufactured Home, Class A.
- f. "R-3" Excluded.
- g. Two (2) family structure requires three thousand five hundred (3,500) square feet for each unit.
- h. Two (2) family structure allows a maximum density of one (1) dwelling unit per three thousand five hundred (3,500) square feet.
- i. Two (2) family structure requires two thousand seven hundred fifty (2,750) square feet for each dwelling unit, multi-family units require three thousand (3,000) square feet for each dwelling unit.
- j. Minimum lot area not less than four thousand (4,000) square feet per lot, minimum set back requirements per lot:
 - i. Front yard: twenty (20) feet.
 - ii. Side yard: five (5) feet.
 - iii. Rear yard: ten (10) feet.
- k. Maximum of one (1) story allowed.
- l. Churches and similar places of worship forty-five (45) feet for the principle building height and seventy-five (75) feet height for towers or steeples.
- m. Section 405.980(C)(2)(a) maximum lot size not to exceed eighty-seven thousand one hundred twenty (87,120) square feet or Section 405.980(C)(2)(b) maximum lot size not to exceed one hundred seventy-four thousand two hundred forty (174,240) square feet.
- n. The greater of seventy-five (75) feet from the centerline or twenty-five (25) feet from the lot line of a major road. Minor road twenty-five (25) feet from the lot line.
- o. Area requirements for dwelling buildings and accessory structures:
 - a. "C-1" - dimensions same as "R-2."
 - b. "C-2" - dimensions same as "R-5."
 - c. "C-3" - dimensions same as "R-4."
 - d. "IL" - dimensions same as "R-5."