

AN ORDINANCE TO AMEND SECTION 155.046, RESIDENTIAL DISTRICT OF THE  
CODE OF THE CITY OF WINFIELD

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WINFIELD,  
MISSOURI, AS FOLLOWS:

Section 155.046, Planning and Zoning of Chapter 155, Article III, Residential District, of the  
City of Winfield Missouri's Municipal Code, is hereby amended to read as follows:

**(A) Use regulations.** In the R District, no building or land shall be used, and no building shall be erected or structurally altered (unless otherwise provided in the municipal code or set forth elsewhere in this chapter when referred to in this section), except for one or more of the following uses.

**(1) Permitted uses.**

- (a)** Single-family, two-family or multiple-family dwellings, apartments and group houses;
- (b)** Buildings which are necessary to any of the above uses;
- (c)** Churches, convents, rectories or similar religious institutions;
- (d)** Public, parochial, elementary schools and high schools;
- (e)** Parks, playgrounds or public recreation areas not operated or used for commercial purposes, in such public buildings are necessary for health and safety;
- (f)** Day care homes, day care centers and nursery schools;
- (g)** Accessory buildings, including one private garage, in the rear yard or constructed as a part of the main building, but not including the conduct of a business; and
- (h)** Customary home occupation or office when confined to the main building; provided, no display of products made or sold should be visible from the street and should not occupy more than 20% of the net floor of the dwelling.

**(2) Special use permit.**

(a) Public utilities and governmental buildings, including substations, regulator stations, pumping stations, radio and television transmitter or tower, transmission lines, water infiltration plant and storage reservoir or other similar public service uses;

(b) Hospitals and clinics; provided, they meet the requirements stated in § 155.006(C) of this chapter;

(c) Boarding or lodging houses;

(d) Fraternity and sorority houses, clubs or lodges, those where chief activity is not carried on as a business;

(e) Rest homes, nursing homes or convalescent homes;

(f) Golf courses (except miniature golf courses) and cemeteries; and

**(B) Height regulations.**

(1) Single-family, two-family and multiple-family dwellings: two and one-half stores, excluding basements, or 35 feet; and

(2) Churches, schools and other allowable uses: 75 feet for towers or steeples and not more than 35 feet for the principal building.

**(C) Area regulations.**

(1) *Front yard.* Except as otherwise provided in this chapter, there shall be a front yard having not less than 25% of the average depth of the lot or 25 feet, whichever is smaller. However, where lots comprising 40% or more of the frontage between two interconnecting streets are developed with buildings having a variation in depth of not more than ten feet, no building hereafter erected or structurally altered shall project beyond the average front yard line so established; provided further that, this regulation shall not be so interpreted as to require a front yard of more than 60 feet or less than 15 feet.

(2) *Side yard.*

(a) Except as otherwise provided in this chapter, on interior lots, there shall be a side yard on each side having a width of not less than 10% of the average width of the lot or five feet, whichever is smaller.

(b) On corner lots, the side yard requirements shall be same as for interior lots, except in cases where the lot backs up to an abutting side yard. Then, the side yard requirement shall be the same as the front yard requirement; and when the lot backs up to an abutting rear yard, the side yard requirement should be ten feet.

(3) *Rear yard.* There shall be a rear yard having a depth not less than 30% of the average depth of the lot or 30 feet, whichever is smaller.

(4) *Lot area, single-family or two-family dwellings.* Every lot for single-family or two-family dwellings shall have a lot area of not less than 15,000 square feet; except that, if a lot of record prior to the adoption of this chapter has less area and has been duly classified and recorded in the office of the county's Recorder of Deeds, such lot may be used for a single-family or two-family dwelling.

(5) *Lot area, multiple-family dwellings.* Every lot for multiple-family dwellings shall have an area of 12,000 square feet or 4,000 square feet lot area per dwelling unit, whichever is greater.

(6) *Lot area, other uses.* Any use allowed other than a single-family, two-family or multiple-family dwelling shall have a minimum lot area of 20,000 square feet, or shall have a minimum lot area as determined by the Planning and Zoning Commission with issuance of a special use permit.

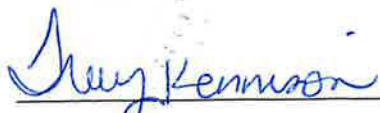
(7) *Lot width.* All lots platted in the R District shall have an average width of not less than 100 feet measured from the building line.

(8) *Lot coverage.* The combined building area of the main building and accessory building shall not cover more than 40% of the total lot area.

**PASSED BY THE BOARD OF ALDERMEN FOR THE CITY OF WINFIELD MISSOURI, THIS**  
11<sup>th</sup> DAY OF December, 2025.

  
\_\_\_\_\_  
**Presiding Officer**

**Attest:**

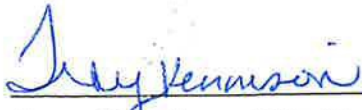
  
\_\_\_\_\_  
**Tracy Kennison, City Clerk**

APPROVED THE 11<sup>th</sup> DAY OF December, 2025



Nicole Hanson, Mayor

Attest:



Tracy Kennison, City Clerk

Ayes: 3

Nays: 0

Abstain: 0