

Zoning District and Land Use Guide

The following table summarizes the lot size, frontage, setback, height, and coverage requirements for each zoning district:

District	Minimum Lot Size (Sq. Ft.)	Minimum Frontage (Feet)	Front Setback (Feet)	Side Setback (Interior) (Feet)	Side Yard (Corner) (Feet)	Rear Setback (Feet)	Max. Bld. Height (Stories/ Feet)	Maximum Lot Coverage
R-1	6,000 SF ¹	25	20	5 ²	10	10	2 Story/50	40%
R-2	5,000 SF ³	40	20	5	10	10	2 Story/50	40%
U-R	2,500 SF ³	25	10	5	10	10 ⁴	2 Story/50	N/A
R-3	4,000 SF ³	40	25	5 ⁵	15	10 ⁶	4 Story/64 ⁷	60%
R-4	4,000 SF	25	5	N/A ^{5 8}	5	10 ^{8 9}	5 Story/75 ¹⁰	N/A
C-1	6,000 SF	60	10	5 ¹¹	10	10 ¹²	2 Story/50	40%
C-2	5,000 SF	N/A	10	N/A ¹²	10	10 ¹²	4 Story/64	N/A
C-C	N/A	15	N/A ¹³	N/A	N/A	N/A ⁸	N/A	N/A
M	25,000 SF	25	35	10 ^{14 15}	25	20 ^{14 15}	N/A	N/A

- 1 Minimum 3 acres required for properties not served by public water and sewer services.
- 2 Side yard setbacks are increased by 3 feet for buildings with more than one story adjacent to the side yard.
- 3 Additional minimum lot sizes may apply based on the proposed use.
- 4 20 feet if adjacent to an alley for all uses except detached single-family dwellings.
- 5 10 feet when adjacent to any other district.
- 6 20 feet when adjacent to any other district.
- 7 Maximum building height limited to two stories for buildings located within 50 feet of the R-1 district.
- 8 20 feet when adjacent to an alley.
- 9 20 feet when adjacent to any other district.
- 10 Ten stories and 120 feet with a Conditional Use Permit.
- 11 10 feet when adjacent to a residential district.
- 12 20 feet when adjacent to a residential district.
- 13 10 foot maximum setback.
- 14 20 feet when adjacent to any other non-residential district.
- 15 100 feet when adjacent to any residential district.

Zoning District Descriptions

1. Residential Districts:

- a. **R-1, Suburban Residential District:** designed to support detached single-family residential development and supporting uses.
- b. **R-2, One and Two-family Residential District:** designed for detached single-family or two-family (duplex) dwellings and supporting uses and serve as a transition between the lower-intensity residential districts and commercial and higher-intensity residential districts.
- c. **U-R, Urban-Residential District:** Intended to serve as a transition district for the older, more-dense areas of the city, allowing a mixture of lower-density residential uses and some commercial uses.
- d. **R-3, Multi-family Residential District:** designed for low and medium-density multi-family residential uses and supporting uses.
- e. **R-4, Urban Multi-family District:** A zone intended for high density residential, mixed-use, and limited commercial uses adjacent to the downtown and university campus areas.

2. Commercial Districts:

- a. **C-1, Neighborhood-Commercial District:** established to accommodate individual small-scale retail stores, offices, and personal service businesses for residents of an adjoining neighborhood or at a scale to provide a transition between residential uses and higher intensity uses.
- b. **C-2, General-Commercial District:** designed for uses that provide community-wide personal and business services, small shopping centers and specialty retail shops.
- c. **C-C, Center-City District:** designed to accommodate urban scale commercial, residential, and mixed-uses and to encourage appropriate development in the downtown area.
- d. **M, Manufacturing District:** designed to accommodate industrial and warehousing uses and larger scale uses where adverse impacts to adjacent residential properties can be minimized.

3. Special Districts:

- a. **P, Public Use District:** designed for governmental buildings and uses which are owned by the city, county, state, or federal governments, or other public or semi-public uses.
- b. **U, University District:** To be applied to properties owned by Missouri University of Science and Technology and are not subject to zoning requirements.

Zoning Use Table

The following table is for reference only. Any errors, omission, or conflicts will be interpreted by deferring to the text of the zoning code.

P – Permitted C – Conditional Use X – Not Permitted * - w/ restrictions
 - (Commercial Use)

	R-1	R-2	U-R	R-3	R-4	C-1	C-2	C-C	M
Residential Uses									
Detached Single-family Dwelling	P	P	P	P	P	X	X	P	X
Residential Group Home	P	P	P	P	P	X	X	X	X
Modular Home	P	P	P	P	P	X	X	X	X
Mobile Home	X	X	X	X	X	X	X	X	X
Manufactured Home	X	X	X	X*	X	X	X	X	X
Residential-design Manufactured Home	P	P	P	P	P	X	X	P	X
Manufactured Home Park	X	X	X	C	X	X	X	X	X
Two-family (Duplex) Dwelling	X	P	P	P	P	X	X	P	X
Townhouse	X	C	P	P	P	X	X	P	X
Multi-family	X	X	P*	P*	P	X	C*	C	X
Overnight Shelter	X	X	X	C	C	X	X	X	C
Transitional Housing	X	X	X	C	C	X	X	C	X
Fraternity/Sorority House	X	C	X	P	P	X	X	C	X
Rooming and Boarding Houses	X	X	X	P	P	X	X	X	X
Family Child Care Home	P	P	P	P	P	X	X	X	X
Adult Day Care Home	P	P	P	P	P	X	X	X	X
Community Center	P	P	P	P	P	-	-	-	-
Nursing Home	C	C	X	P	X	-	-	-	-
Mixed-residential Use	X	X	C*	C	P*	P*	P*	P	X
	R-1	R-2	U-R	R-3	R-4	C-1	C-2	C-C	M
Commercial Uses									
Commercial Use	X	X	C*	C	C	P*	P	P	P
Industrial Use	X	X	X	X	X	X	P*	C	P
Agriculture Business Use	C	X	X	X	X	-	-	-	-
Amusement and Recreation Use	X	X	X	X	X	X	C	X	X
Civic and Social Organizations	X	X	P*	P*	P	-	-	-	-
Child Care Center	X	X	X	P	P	P	P	P	P
Churches and Places of Worship	P*	P	P	P	P	P	P	P	X
Marijuana Dispensary	X	X	X	X	X	X	P	P	X
Marijuana Testing Facility	X	X	X	X	X	X	C	C	P
Marijuana-infused Products Facility	X	X	X	X	X	X	X	C	P
Marijuana Cultivation Facility	X	X	X	X	X	X	X	X	P
Mixed-residential Use	X	X	C*	C	P*	P*	P*	P	X
Medical Use	C	C	C	C	C	-	-	-	-
Parking Lots and Garages	X	X	X	P	P	X	P	P	P
Seasonal Sales	X	X	X	X	C	C	P	P	P
Sexually-oriented Business	X	X	X	X	X	X	P*	P*	P*
Soup Kitchen	X	X	X	X	X	X	C	C	X
Temporary Use	C	X	X	X	X	C	P	C	P