

# Ballwin Residential Zoning Districts

	Lot Area (Min)	Lot Area - Exception for Public Sewer (Min)	Open Space	Lot Width at Street Line / Building Line (Min) <sup>1</sup>	Front Yard Dimension (Min)	Front Yard Dimension Adjacent to Manchester Rd / Major Rds (Min)	Side Yard Dimension (Min)	Rear Yard Dimension (Min)	Max Height	Dwelling Area - Single Story (Min)	Dwelling Area - Multi-Story (Min ground floor / total)
R-1A SINGLE-FAMILY	40,000 sf			150 feet / 150 feet	50 feet	60 feet	15 feet	35 feet	3 stories or 35 feet	2,200 sf	1,600 sf / 2,600 sf
R-1 SINGLE-FAMILY	20,000 sf			100 feet / 100 feet	40 feet	60 feet	10 feet	25 feet	3 stories or 35 feet	1,150 sf	850 sf / 1,700 sf
R-2 SINGLE-FAMILY	20,000 sf	12,500 sf		45 feet / 85 feet	40 feet	60 feet	10 feet	25 feet	3 stories or 35 feet	1,150 sf	850 sf / 1,700 sf
R-2A SINGLE-FAMILY	20,000 sf	15,000 sf		45 feet / 70 feet	25 feet	60 feet / 40 feet	10 feet	15 feet	3 stories or 35 feet	1,150 sf	850 sf / 1,700 sf
R-3 SINGLE-FAMILY	20,000 sf	10,000 sf		45 feet / 70 feet	20 feet	60 feet / 40 feet	8 feet	15 feet	3 stories or 35 feet	900 sf	700 sf / 1,500 sf
R-4 PLANNED MULTIPLE DWELLING	2,000 sf per unit		40%		60 feet		10 feet / 60 feet adjacent to residential		2 stories or 35 feet <sup>2</sup>	900 sf min / 1,200 sf avg	
R-5 PLANNED INFILL MULTIPLE (PIM) FAMILY DWELLING	2,750 sf per unit		35% (10% recreation / 25% open space)		40 feet	60 feet	10 feet or same as adjacent Residential District	25 feet or same as adjacent Residential District	Mean of adjoining districts, max 45' feet	900 sf min / 1,000 sf avg	

**Notes:**

The above chart is a simplified summary of zoning districts in Ballwin and is not intended to provide a complete listing of zoning requirements. Refer to zoning ordinances for all requirements.

(1) Requirements for lot widths vary for streets that are curved or arc or if lots have sewer access.

(2) Additional height allowed based on setback requirements.