

Section 405.130. "R-1" Single-Family Residential District.¹ [R.O. 2007 § 405.130; Ord. No. 1523 §§ 5.0200 — 5.0209, 5-11-1989; Ord. No. 1720 § 1, 2-14-1991; Ord. No. 1752 § 1, 5-9-1991; Ord. No. 1988 § 1, 3-25-1993; Ord. No. 2516 § 1, 8-8-1996; Ord. No. 2770 § 1, 11-13-1997; Ord. No. 2878 § 1, 7-9-1998; Ord. No. 2930 § 1, 10-8-1998; Ord. No. 3171 § 1, 1-13-2000; Ord. No. 3216 § 1, 3-23-2000; Ord. No. 3280 § 1, 8-10-2000; Ord. No. 3318 § 1, 10-12-2000; Ord. No. 3370 § 1, 1-11-2001; Ord. No. 3451 § 1, 5-24-2001; Ord. No. 3474 § 1, 7-12-2001; Ord. No. 3558 § 1, 11-15-2001; Ord. No. 3648 § 1, 5-9-2002; Ord. No. 4300 § 1, 6-23-2005; Ord. No. 4398 § 1, 12-15-2005; Ord. No. 4723 § 1, 1-26-2007; Ord. No. 5132 § 3, 1-8-2009; Ord. No. 5177 § 1, 4-23-2009; Ord. No. 5339 § 2, 2-25-2010; Ord. No. 5466 § 2, 8-26-2010; Ord. No. 5563 § 2, 3-24-2011; Ord. No. 5638 § 1, 8-25-2011; Ord. No. 5742 § 2, 4-30-2012; Ord. No. 5756 § 5, 5-24-2012; Ord. No. 5956 § 3, 7-25-2013]

- A. Purpose Of The District. The purpose of this district is to provide for low density single-family development on lots where water and sewer service is available or planned for in the near future and other accessory uses compatible with the residential environment. Also, this district provides for specific uses which may be permitted upon review and approval by the Commission.
- B. Permitted Uses. Only the following buildings, structures and uses of parcels and lots are permitted:
1. Single-family dwellings but not including mobile or modular homes (See "R-M" Mobile/Modular Home Residential District).
 2. A "PUD" Planned Urban Development in accordance with procedures and regulations specified in this Section.
 3. (Reserved)
 4. Temporary buildings for uses incidental to construction work. Such buildings shall be immediately adjacent to said construction work and shall be removed upon completion or abandonment of the construction work.
 5. Other customary accessory uses and structures, provided such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Any accessory structure shall be located on the same lot with the principal structure.
 6. Home occupations except those specifically prohibited in Section 405.380(D) as approved by the Planning and Zoning Commission.
 7. Public and private schools and institutions of higher education.
 8. Public and quasi-public buildings including libraries and similar uses.
 9. Churches and related buildings to include dwelling(s) for those employed by the church.

1. Cross Reference — As to supplementary regulations regarding accessory buildings or structures, § 405.270.

10. Private recreational uses and related open spaces as may be affiliated with permitted residential developments.
 11. Public park, playgrounds and similar activity areas including public recreation and service buildings.
- C. (Reserved)
- D. Special Use Permit Required In "R-1" Single-Family Residential District.
1. Mortuaries.
 2. Single-user office in residential structure located on an arterial road or major collector road.
 - a. No modifications shall be made to the residential appearance of said structure without approval of the Planning and Zoning Commission.
 3. Local public utility facilities.
 4. Wireless facilities, wireless support structures, or camouflaged wireless support structures. A wireless facility, wireless support structure, or camouflaged wireless support structure must be on a property that is developed with a non-residential use. **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014]**
 5. (Reserved)²
 6. Wind turbine — accessory on property that is developed with a non-residential use.
- E. Building Height Requirements. No building shall be erected or enlarged to exceed two and one-half (2 1/2) stories, excluding the basement, or thirty-five (35) feet in height.
- F. Lot Area Requirements. Every single-family lot shall have a width of not less than sixty-five (65) feet measured at the building line and an area of not less than the following:
1. Minimum lot size shall be seven thousand (7,000) square feet, except as noted below. However, the number of permitted units shall not exceed one (1) dwelling unit per seventy-five hundred (7,500) square feet of net developable area. Lots on plats for which the preliminary plat was approved by the City of St. Peters after January 1, 2001 shall have a minimum lot size of twelve thousand (12,000) square feet.
 2. No lot of less than seven thousand five hundred (7,500) square feet may abut another lot of less than seven thousand five hundred (7,500) square feet.
 3. Single-family dwellings not served by a sanitary sewer system shall meet

2. Editor's Note: Former Subsection (D)(5), regarding firearm sales and service, was repealed 8-22-2019 by Ord. No. 7192.

requirements of State of Missouri Department of Natural Resources.

4. All Other Uses. Lot areas shall be approved by the Planning and Zoning Commission, except mortuaries shall have a minimum lot size of three (3) acres with minimum frontage of two hundred (200) feet and no access to subdivision streets.
- G. Percentage Of Lot Coverage. All buildings including accessory buildings and paved areas (driveways, patios, but excluding swimming pools) shall not cover more than fifty percent (50%) of the area of the lot.
- H. Yard Requirements.
 1. The minimum yard requirements shall apply to each lot.
 - a. The minimum front yard depth shall be twenty (20) feet unless otherwise platted. Roof, canopy, and covered entranceways, including support posts, shall extend no more than four (4) feet over the front building line. **[Ord. No. 6865, 11-9-2017]**
 - b. Each side yard width shall be a minimum of ten percent (10%) of lot width as measured at the front building line except lots which are on a cul-de-sac and lots for which the preliminary plat was approved by the City of St. Peters before January 1, 2001 need not have a side yard which is more than six (6) feet wide.
 - c. Rear yard depth shall be a minimum of twenty-five (25) feet, except the rear yard depth on a corner lot may be fifteen (15) feet. Swimming pools, decks and open-air porches shall be excluded from the twenty-five (25) feet and fifteen (15) feet depth requirements, however, these structures shall not be closer than six (6) feet to the rear yard line. On irregularly shaped lots, in doubt, the Administrative Officer shall make a determination as to what constitutes the rear yard setback line. However, in no case shall the rear yard depth be less than fifteen (15) feet, nor shall the City require a rear yard depth of greater than twenty-five (25) feet.
 - d. Detached accessory buildings may not be used as dwelling units and shall be located in a rear yard. Detached accessory buildings shall be set back at least six (6) feet from the side and rear lot lines and shall not be located within a public easement. It shall also not be located nearer the front lot line than the main building. An accessory building attached in any structural manner to the principal structure must conform to the side and rear requirements for principal structures.
 - e. All detached, residential accessory buildings shall not exceed one (1) story or fourteen (14) feet in height. Such residential accessory buildings shall occupy no more than thirty percent (30%) of the rear yard and shall not exceed five hundred (500) square feet in area.
 - f. Accessory structures, including garages and sheds, shall be

architecturally compatible with the general residential area and the primary building. Accessory structures which are greater than one hundred twenty (120) square feet shall not be constructed of metal except aluminum siding.

- g. Antennas shall be considered accessory structures and shall not exceed fifteen (15) feet in height when attached to a roof and thirty-five (35) feet above ground when installed in the ground. A maximum of one (1) antenna per lot shall be permitted.
 - h. All churches and church-related buildings, except accessory storage buildings, and schools, shall be a minimum of fifty (50) feet from any side or rear property line that abuts residentially zoned or developed properties. The front yard setback for all churches or church-related buildings, including accessory storage buildings, shall be a minimum of thirty (30) feet. **[Ord. No. 7458, 6-24-2021]**
 - i. A camouflaged wireless support structure or wireless support structure shall be located a distance of no less than one hundred (100) feet from any dwelling and no less than one hundred percent (100%) of the camouflaged wireless support structure's height or wireless support structure's height from the property boundaries. Additional setbacks from dwellings in excess of one hundred (100) feet may be stipulated in the special use permit in accordance with the provisions of Section 405.526(D). Setbacks from any other structures shall be set forth in the special use permit in accordance with the provisions of Section 405.526(D). **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014]**
 - j. Playground equipment, including swings hanging from trees, shall not be permitted within the front yard area as defined by these regulations. However, swings hanging from trees shall be allowed in front yard areas which are not parallel to the front of the residence on the same lot.
2. In the event that greater than fifty percent (50%) of the existing dwelling structures on the same side of the street and in both directions from a lot, for a distance of five hundred (500) feet or to the nearest intersecting street, whichever distance is less, have a variation in front yard setbacks of no more than ten (10) feet, the required front yard for that lot shall be the average setback of those structures. However, in no case shall any building located closer than fifteen (15) feet be required. This Section shall not apply to subdivisions creating new streets or extending existing streets where no dwelling structures exist along such streets within the plat.
- I. Floor Area. Every single-family detached dwelling hereafter erected shall contain a floor area exclusive of garage space and area over open porches as follows:
- 1. For all lots contained on plats recorded after May 9, 1991 but before January 1, 2001, all houses shall contain a minimum of eleven hundred (1,100) square

feet of livable floor space completely above grade. All houses constructed on lots created by plats for which the preliminary plat was approved by the City of St. Peters after January 1, 2001, except as stated in Subsection (1)(a) below, shall contain a minimum of fourteen hundred (1,400) square feet completely above grade.

- a. For lots created by plats for which the preliminary plat was approved by the City of St. Peters after January 1, 2001, a maximum of ten percent (10%) of the lots on each plat may contain houses which are less than fourteen hundred (1,400) square feet in area above grade but must be greater than eleven hundred (1,100) square feet in area above grade.
2. For all subdivisions approved for development prior to May 9, 1991, all houses shall contain a minimum of nine hundred fifty (950) square feet of livable floor space completely above grade.

J. Miscellaneous Requirements.

1. Garages. Within all single-family residential developments, all homes shall be constructed to originally include a two (2) car garage and said garage cannot be removed and must be continued to be used as a garage and cannot be converted to living quarters. On lots platted after July 1, 2000, the garage shall be a minimum width of twenty-one (21) feet. In lieu of this minimum width, garages may be twenty (20) feet wide if additional depth is provided in the garage for storage. All garages shall include doors capable of closing.
2. Special Use Permit Landscape Provisions. Where a special use is adjacent to any residential property or residentially zoned property, a continuous visual screen with a minimum height of six (6) feet shall be provided on the rear and/or sides of the subject property lines within a ten (10) foot landscape buffer. Such screening shall consist of a solid fence or masonry wall of not less than six (6) feet; a compact evergreen hedge or foliage screening may be approved as an alternative by the Administrative Officer.
3. Landscaping And Construction Materials. All landscape materials, including, but not limited to, trees and shrubs, shall be maintained in a healthy fashion or shall be removed. All landscape materials, including, but not limited to, soil, rock, timbers, mulch, decorative stones, and all building materials, shall be stored within a residence, accessory building, carport, as long as they are concealed from public view, or garage except during active project activity or during new home construction. Also, during active projects, materials shall not be stored so as to be hazardous or so as to cause a sight distance problem. Dumpsters shall be permitted on a residential property during active project activity. Active project activity shall not include new home construction. Active project activity is limited to forty-five (45) days after project initiation whether a permit is issued or not.
4. Entrances shall conform to the standards contained in the City of St. Peters Design Criteria and Standard Specifications for Street Construction.

5. No appliances designed for indoor operation and use may be permanently stored outside a residence or accessory structure, including within a carport where they may be visible.
6. Farm Equipment Parking. Farm equipment shall not be parked on residentially developed properties in the "R-1" District unless used on a regular basis and located on a property which is a minimum of two (2) acres. **[Ord. No. 6249 § 2, 10-23-2014]**
7. Outside Storage. Barbecue equipment and grills shall not be stored in the front yard on residentially developed properties in the "R-1" District. Temporary restrooms, except during new construction, deer stands, and animal processing shall be located in the rear yard of properties in the "R-1" District. Lawn mowers shall be stored indoors or in the rear yard if in working condition. Commercial outdoor equipment or heavy equipment shall be stored indoors. **[Ord. No. 6865, 11-9-2017]**