

District regulations City of Cape Girardeau Chapter 30 Zoning Code

District	Density Per Acre	Min Lot Size/Area	Min Lot Width	Max Height	Setback Minimums			Max Building Coverage	Max. Floor Area	Min. Open Space
					Front Yard	Rear Yard	Side Yard			
RESIDENTIAL DISTRICTS										
RE, Rural Estate Residential	1 unit per 1½ acres	1½ acre	200 feet	2½ stories 35 feet	50 feet	50 feet	25 feet	-	-	-
R-1, Single Family Suburban	4 units per 1 acre	10,000 sq. ft.	80 feet	2½ stories 35 feet	30 feet	25 feet	6 feet	-	-	-
R-2, Single Family Urban	5 units per 1 acre	8,000 sq. ft.	60 feet	2½ stories 35 feet	25 feet	25 feet	5 feet	-	-	-
R-3, High Density Single Family	9 units per 1 acre	TH 1,400 sq. ft.	TH 20 feet	side yd <15' 2½ stories-35'	TH 10 feet	TH 20 feet	TH None	-	-	20%
		D 3,750 sq. ft.	D 20 feet	side yd ≥15' 3 stories-45'	All other: 20 feet	All other: 20 feet	D None			
		SF 5,000 sq. ft.	All other 30 feet				SF 3 feet			
R-4, Medium Density Multi-family	18 units per 1 acre	TH 1,400 sq. ft.	TH 20 feet	5 stories 60 feet	TH 10 feet	TH 20 feet	TH None	50% except TH	-	20%
		All other: 3,750 sq. ft.	All other: None		All other: 25 feet	All other: 25 feet	All other: 5 feet			
R-5, High Density Multi-family	30 units per 1 acre	TH 1,400 sq. ft.	TH 20 feet	5 stories 60 feet	TH 10 feet	TH 20 feet	TH None	50% except TH	-	20%
		All other: 3,750 sq. ft.	All other: None		All other: 25 feet	All other: 25 feet	All other: 5 feet			
RUMD, Urban Mixed Density	12 units per 1 acre	TH 1,400 sq. ft.	TH 20 feet	side yd <15' 2½ stories-35'	TH 10 feet	TH 20 feet	TH None	-	3,500 sq feet	20%
		D&MF 3,750 sq. ft.	D 20 feet	side yd ≥15' 3 stories-45'	All other 20 feet	All other 20 feet	All other: 3 feet			
		SF 5,000 sq. ft.	All other 30 feet							
RMH, Manufactured Home (Subdivided Individual Lots)	8 units per 1 acre	Lot - 5,000 sq. ft District - 10 acre	Width-45' Depth-75'	2½ stories 35 feet	25 feet	20 feet	5 feet	40%	-	25%
RMH, Manufactured Home (Manufactured Housing Development - Mobile Home Park)	8 units per 1 acre	Lot - 3,400 sq. ft District - 10 acre	Width-45' Depth-75'	2½ stories 35 feet	-	-	-	40%	-	25%

~ Please refer to official Zoning Ordinance for complete details ~

TH- Townhouse, D-Duplex, SF-Single Family, MF-Multi Family

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COMMERCIAL & MANUFACTURING / INDUSTRIAL DISTRICTS										
NC, Neighborhood Commercial	None	None	None	2 stories 25 feet ^{*****}	25 feet	20% of depth or 10 feet	None except adj. to Res. - 10'	35%	16,000 sq ft.	20%
CBD, Central Business	None	None	None	3 stories 40 feet (*)	None except 15' when across from Res.	None except 15' when adj. to Res.	None except 15' when adj. to Res.	100%	-	No Minimum Required
C-1, General Commercial	None	None	None	3 stories 40 feet (*)	25 feet	25 feet	None except 5' if abutting res.	50%	-	No Minimum Required
C-2, Highway Commercial	None	None	None	5 stories 60 feet (**)	25 feet	None except 25' if abutting res.	None except 25' if abutting res.	80%	-	No Minimum Required
M-1, Light Manufacturing/Industrial	None	None	None	40' excl.silos & smoke stacks, etc	25 feet	25 feet	None except 10' if abutting res.	None	-	15%
M-2, Heavy Manufacturing/Industrial	None	None	None	40' excl.silos & smoke stacks, etc	25 feet	25 feet	None except 20' if abutting res.	None	-	15%
OTHER DISTRICTS										
PD, Planned Development	***	District- 3 acre	***	***	***	***	***	***	***	20%
A-1, Airport		None	None	2 stories 30 feet	25 feet	25 feet	10 feet	None	-	No Minimum Required
AG, Agricultural	1 unit per 5 acres	District - 10	200 feet	40 feet	60 feet	50 feet	50 feet	None	-	-

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OVERLAY DISTRICTS										
NCON, Neighborhood Conservation	Please see underlying zoning district for regulations.									
H, Historic Overlay										
CX, Adult Entertainment Overlay										
IO, Increased Occupancy Overlay										
DCC, Downtown Comm. Corridor										

* Allowance of additional height not to exceed 60 feet or five stories with a Special Use Permit

** Allowance of additional height not to exceed 100 feet with a Special Use Permit

*** Dependent on individual Planned Development Proposals

**** Bufferyards are required in districts R3, R4, R5, RUMD, RMH, NC, CBD, C1, C2, M1, M2, PD, and A1. Please see each individual district for specific requirements.

***** Allowance of additional height not to exceed 35 feet

See complete ordinance for all specific district regulations.