

BILL NO. 2705

ORDINANCE NO. _____

AN ORDINANCE REPEALING SECTION 1003.140 “PC” PLANNED COMMERCIAL DISTRICT AND SECTION 1003.150 “PI” PLANNED INDUSTRIAL DISTRICT OF THE CITY OF CHESTERFIELD ZONING ORDINANCE AND CREATING A NEW SECTION 1003.140 PLANNED COMMERCIAL (PC) DISTRICT AND A NEW SECTION 1003.150 PLANNED INDUSTRIAL (PI) DISTRICT. ADDITIONALLY, THE ORDINANCE CREATES SECTION 1003.146 NEIGHBORHOOD BUSINESS (NB) DISTRICT, SECTION 1003.147 URBAN CORE (UC) DISTRICT, AND SECTION 1003.152 LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE CITY OF CHESTERFIELD (P.Z. 17-2007 CITY OF CHESTERFIELD {COMMERCIAL AND INDUSTRIAL DISTRICTS AND USES}).

WHEREAS, changes have become necessary for the clarification and administration of the Zoning Ordinance with regards to the uses and development standards within the Planned Commercial and Planned Industrial districts; and

WHEREAS, the Neighborhood Business (NB) District was proposed to allow for low intensity development in approved areas to increase development potential while safeguarding adjacent residential uses; and,

WHEREAS, the Urban Core (UC) District was proposed to provide a tool to implement the vision of the area identified as Urban Core; and,

WHEREAS, the Light Industrial (LI) District was proposed to provide a straight zoning district option for low intensity industrial development in the City of Chesterfield; and,

WHEREAS, the Ordinance Review Committee of the Planning Commission recommended these changes and additions to the within the Zoning Ordinance; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of P.Z. 17-2007 City of Chesterfield (Commercial and Industrial Districts and Uses); and,

WHEREAS, the City Council of the City of Chesterfield having considered said request, recommended approval with amendments regarding local public utilities and other public service type uses.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. It is the intent of these modifications to facilitate the continued use of previously approved commercial and industrial developments in locations appropriate under the approved site development plans and conditions. The modifications to the Zoning Ordinance embodied within this Ordinance shall not prohibit activity previously approved under a site development plan and conditions associated with the approval thereof.

Section 2. The City of Chesterfield hereby repeals Section 1003.140 “PC” Planned Commercial District and creates a new Section 1003.140 Planned Commercial (PC) District as set out in Attachment “A” which is attached hereto and made part thereof. All properties currently zoned “PC” shall continue to be zoned “PC” and be governed by ordinances in effect for “PC” Districts prior to creation of the Planned Commercial (PC) District. Any and all changes, after passage of this ordinance, to a property zoned “PC” shall be completed under the rules and regulations of Planned Commercial (PC) District.

Section 3. The City of Chesterfield hereby creates Section 1003.146 Neighborhood Business (NB) District as set out in Attachment “A” which is attached hereto and made part thereof.

Section 4. The City of Chesterfield hereby creates Section 1003.147 Urban Core (UC) District as set out in Attachment “A” which is attached hereto and made part thereof.

Section 5. The City of Chesterfield hereby repeals Section 1003.150 “PI” Planned Industrial District and creates a new Section 1003.150 Planned Industrial (PI) District as set out in Attachment “A” which is attached hereto and made part thereof. All properties currently zoned “PI” shall continue to be zoned “PI” and be governed by ordinances in effect for “PI” Districts prior to creation of the Planned Industrial (PI) District. Any and all changes, after passage of this ordinance, to a property zoned “PI” shall be completed under the rules and regulations of Planned Industrial (PI) District.

Section 6. The City of Chesterfield hereby creates Section 1003.152 Light Industrial (LI) District as set out in Attachment “A” which is attached hereto and made part thereof.

Section 7. The City hereby adopts the definitions included as Attachment “B” which is attached hereto and made part thereof.

Section 8. The City Council, pursuant to the petition filed by the City of Chesterfield in P.Z. 17-2007, requesting amendment embodied in this Ordinance and pursuant to the recommendations of the City of Chesterfield Planning Commission, Planning and Public Works Committee and City Council that said petition be granted and after public hearing, held by the Planning Commission on the 23rd day of

February, 2009, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 9. This Ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section 10. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2009.

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: _____

The Planning and Public Works Committee recommended by a vote of 3-0 that the following language in the Attachment A be amended:

AMENDMENT 1

Section 1003.146 Neighborhood Business District, Section 7, page 6 “Permitted Uses”

Add the following language

- (46) Local public utility facility-over 60 feet in height.

AMENDMENT 2

Section 1003.152 Light Industrial (LI) District, Section 3, page 1 “Permitted Uses”

Add the following language

- (19) Local public utility facility-over 60 feet in height
- (20) Police, fire, and postal stations
- (21) Public buildings owned or leased by the City of Chesterfield

Attachment A

Section 1003.140 Planned Commercial (PC) District

1. ***Scope of Provisions:*** This section contains the regulations of the Planned Commercial (PC) District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the Chesterfield Zoning Ordinance which are incorporated as part of this section.
2. ***Purpose:*** The regulations of the PC District offer a method for commercial and limited light industrial development of land in the City of Chesterfield that allows flexibility in applying certain zoning standards. The PC District method allows innovative designs, meets market niches, and promotes well designed developments. The PC District regulations should have the following outcomes:
 - A. Ensure consistency with the comprehensive plan;
 - B. Promote more efficient use of land;
 - C. Incorporate site features such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development;
 - D. Promote building styles and architectural styles that complement one another;
 - E. Allow a mix of uses that are designed to negate potential conflicts that normally occur between incompatible land uses;
 - F. Promote the most efficient arrangement of circulation systems, land use, and buildings;
 - G. Promote environmentally sensitive developments; and
 - H. Allow development under a specifically approved design concept and site plan.
3. ***General Requirements:***
 - A. Where the City Council determines that any particular tracts or areas should be developed for commercial use, a PC District may be established on a tract of land in single ownership or single management control provided that:
 - (1) The preliminary development plan and the application for change of zoning are approved by the City Council; and
 - (2) A site development plan is approved by the Planning Commission and recorded in compliance with requirements of this section.

- B. The schedule of construction is complied with in accordance with the requirements of the City of Chesterfield.
4. Required materials: The following is a list of items to be submitted for consideration in a change in zoning to a PC District when analyzing applications for PC District zoning and is to be reviewed by the City of Chesterfield when reviewing requests:
- A. The Applicant's narrative statement that includes information as it pertains to the proposed development including:
 - (1) A general description of the proposal;
 - (2) Proposed land uses and development standards, density and height limitations, yard requirements all of which shall be compatible with other nearby uses within and without the proposed district and in keeping with the intent of the Comprehensive Plan.
 - (3) A listing of permitted uses for each separate tract within a particular PC District. The uses permitted in the district shall be restricted to those in Section 7. Permitted Land Uses of this section.
 - (4) Exceptions or variations from the requirements of the Zoning Ordinance, if any are being requested;
 - (5) Tables showing the total number of acres in the proposed development and the percentage designated for each proposed type of land use, including public facilities;
 - (6) Proposed dedication or reservation of land for public use, including streets and easements;
 - (7) Plans for parking, loading, access ways, and means of protecting adjacent areas from lighting and other potential adverse effects;
 - (8) In the event that the development will be constructed in phases, a development schedule indicating the approximate date when construction of each site or phase of development can be expected to begin and be completed; and
 - (9) A statement regarding landscaping and tree preservation.
 - B. An application for a change in zoning to a PC District shall not be considered unless a Preliminary Plan is submitted in accordance with Section 1003.178; and
 - C. An Application as described in Section 1003.178 including all accompanying materials.
5. Minimum Standards of Design for a PC District:

- A. In order to promote reasonable and orderly development within the City of Chesterfield, the following standards shall be considered by the Planning Commission and City Council in consideration for a change in zoning to a PC District. These standards are minimum requirements and may be made more restrictive in the conditions of the ordinance governing the particular Planned Commercial District.
- (1) The proposed project shall be consistent with the purposes and intent of the Comprehensive Plan and Zoning Ordinance.
 - (2) *Open Space.* A provision for common open space shall be provided in the PC District at a minimum of thirty-five percent (35%) of the total site acreage. Open space should be integrated into the development to provide aesthetic, recreational, or other public benefit.
 - (3) A provision for pedestrian ways, trails or bikeways beyond the standard sidewalk otherwise required shall be included where appropriate.
 - (4) *Landscaping.* Landscaping shall adhere to the landscaping regulations in the Chesterfield Zoning Ordinance.
 - (5) *Lighting.* Lighting shall adhere to the lighting regulations in the Chesterfield Zoning Ordinance.
 - (6) *Setbacks:*
 - a. No structure shall be permitted within thirty-five (35) feet of a property line adjoining property designated on the Comprehensive Land Use Map as being residential or park/recreation.
 - b. No parking area, internal drive, loading space, or structure shall be permitted within twenty-five (25) feet of a property line adjoining property designated on the Comprehensive Land Use Map as being residential or park/recreation.
 - c. All other setbacks shall be established by the conditions of the site specific ordinance.
 - (7) *Parking.* Parking and loading shall adhere to the requirements of Section 1003.165.
 - (8) *Density.* The maximum floor area ratio shall be 0.55.
 - (9) *Signs.* Sign regulations shall be established in the site specific ordinance.
 - (10) *Recycling.* An opportunity for recycling shall be provided.
 - (11) *Utilities.* All utilities shall be installed underground.

- (12) *Hours of Operation.* The hours of operation, including hours open to the public and hours for the loading and unloading of deliveries, shall be established in the site specific ordinance.
 - (13) All uses established in a PC District shall operate in accord with the performance standards contained in Section 1003.163.
 - (14) Unless otherwise restricted by application of the regulations in Section 1003.161, "Air Navigation Space Regulations," the total height of any structure shall be limited by the conditions of the site specific ordinance for the Planned Commercial District.
- B. *Modification of standards:* The above standards may be modified if it may be demonstrated that said modification is consistent with the Comprehensive Plan and it is found that no detriment to the public health, safety and welfare will be created. Additionally, Site Design Features identified in sub-section 6 of this section should be included the development for projects requesting modifications to the above standards. Said modification shall require two-thirds (6) vote of the Planning Commission. Notwithstanding, the recommendation of the Planning Commission, the Council may modify the standards contained in this section by a majority vote.
6. *Site Design Features and Flexibility:*
- A. Any design features approved under this section shall be assured and implemented through inclusion in the site specific ordinance. This ordinance shall be approved concurrently with the change in zoning to the PC District.
 - B. The following design features will be reviewed by the City of Chesterfield during consideration of a request for a change in zoning to a PC District. While these features are not mandatory for approval, they are desirable to the City of Chesterfield and may increase the flexibility of design and the ability of the developer to negotiate the mitigation of other requirements.
 - (1) Placement of structures on most suitable sites with consideration of topography, soils, vegetation, slope, etc;
 - (2) Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, walking and cycling trails that serve to connect significant areas and various land uses;
 - (3) Enhanced landscaping, deeper and opaque buffers, and increased planting along public right-of-ways, open space/recreational areas, and the overall perimeter of the project;
 - (4) Utilization of mixed use buildings;

- (5) Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;
- (6) Incorporation of Transit Oriented Development or direct access to public transportation;
- (7) Utilization of Leadership in Energy and Environmental Design (LEED) construction and development standards and the proposed LEED certification of buildings within the PC District;
- (8) Public benefits and community facilities and the access thereto; and
- (9) Sensitive treatment of perimeters to mitigate impact upon adjoining property.

7. Permitted Land Uses:

A. *Permitted land uses and developments.* The following land uses and developments are permitted in this district:

- (1) Public building facilities owned or leased by the City of Chesterfield.
- (2) Police, fire, and postal stations.
- (3) Local public utility facilities.
- (4) Accessory uses incident to the above uses.

B. The permitted uses within a PC District shall be taken from the following list and established within the site specific ordinance for the PC District.

- (1) Administrative office for educational or religious facility
- (2) Amusement park
- (3) Animal grooming service
- (4) Arena and stadium
- (5) Art gallery
- (6) Art studio
- (7) Auditorium
- (8) Automatic vending facility
- (9) Automobile sales, new
- (10) Automobile sales, used
- (11) Automotive retail supply
- (12) Bakery
- (13) Bar
- (14) Barber or beauty shop
- (15) Botanical garden
- (16) Bowling center
- (17) Brewpub
- (18) Broadcasting studio

- (19) Cafeteria for employees and guests only
- (20) Car wash
- (21) Car wash, self service
- (22) Cemetery
- (23) Check cashing facility
- (24) Church and other place of worship
- (25) Club
- (26) Coffee shop
- (27) Coffee shop, drive-thru
- (28) Commercial service facility
- (29) Community center
- (30) Day care center, adult
- (31) Day care center, child
- (32) Device for energy generation
- (33) Donation collection bin
- (34) Drug store and pharmacy
- (35) Drug store and pharmacy, drive- thru
- (36) Dry cleaning establishment
- (37) Dry cleaning establishment, drive-thru
- (38) Dwelling, employee
- (39) Education facility- specialized private schools
- (40) Education facility- vocational school
- (41) Educational facility- college/university
- (42) Educational facility- kindergarten or nursery school
- (43) Fairground
- (44) Farmers market
- (45) Filling station and convenience store with pump stations
- (46) Film drop-off and pick-up station
- (47) Film processing plant
- (48) Financial institution
- (49) Financial institution, drive-thru
- (50) Golf course
- (51) Grocery- community
- (52) Grocery- neighborhood
- (53) Grocery- supercenter
- (54) Gymnasium
- (55) Heliport- public and private
- (56) Hospice
- (57) Hospital
- (58) Hotel and motel
- (59) Hotel and motel, extended stay
- (60) Individual sewage treatment facility

- (61) Kennel, boarding
- (62) Laundromat
- (63) Library
- (64) Local public utility facility- over 60 feet in height
- (65) Lodge
- (66) Mortuary
- (67) Museum
- (68) Newspaper stand
- (69) Nursing home
- (70) Office, dental
- (71) Office, general
- (72) Office, medical
- (73) Oil change facility
- (74) Park
- (75) Parking area, including garages, for automobiles
- (76) Professional and technical service facility
- (77) Public safety facility
- (78) Reading room
- (79) Recreation facility
- (80) Research facility
- (81) Restaurant, fast food
- (82) Restaurant, outdoor customer dining area
- (83) Restaurant, sit down
- (84) Restaurant, take out
- (85) Restaurant, with drive-thru window
- (86) Retail sales establishment, community
- (87) Retail sales establishment, neighborhood
- (88) Retail sales establishment, regional
- (89) Retail sales, outdoor
- (90) Riding stable
- (91) Sales yard operated by a church, school, or other not for profit organization
- (92) Satellite dish
- (93) Tackle and bait shop
- (94) Tattoo parlor / body piercing studio
- (95) Telecommunications structure
- (96) Telecommunications tower or facility
- (97) Theater, indoor
- (98) Theater, outdoor
- (99) Transit transfer station
- (100) Union halls and hiring halls
- (101) Vehicle repair and services facility

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- (102) Veterinary clinic
- (103) Zoological garden

C. The following light industrial type uses may be permitted and established in the site specific ordinance within a PC District for properties within the area known as Chesterfield Valley and specifically located west of Long Road, bordered on the north by the City of Chesterfield city limits and bordered on the south by Central Midland Railroad:

- (1) Education facility- vocational school, outdoor training
- (2) Laboratory- professional, scientific
- (3) Mail order sale warehouse
- (4) Manufacturing, fabrication, assembly, processing, or packing
- (5) Self storage facility
- (6) Warehouse, general

D. The following adult uses may be permitted in a PC District in accordance with Section 1003.183 and established in the ordinance governing the site:

- (1) Adult bookstore
- (2) Adult entertainment business or establishment
- (3) Adult entertainment facility
- (4) Adult motion picture theater
- (5) Bathhouse
- (6) Massage parlor
- (7) Modeling studio
- (8) Specified sexual activities

8. Procedure:

A. *Establishment of PC District and approval of plan.* The procedure for establishment of a PC district, through a change of zoning or to obtain approval of a Site Development Plan, Site Development Concept Plan, or Site Development Section Plan is set forth in Section 1003.178 of the City of Chesterfield Zoning Ordinance.

B. *Procedure for amendment of conditions or plan.* The procedure to amend a site specific ordinance or to amend the recorded Site Development Plan, Site Development Concept Plan, or Site Development Section Plan is established in Section 1003.178 of the City of Chesterfield Zoning Ordinance.

- C. *Appeal and protest procedure for change of zoning and special procedures.* The procedure for appeal and protest is established in Section 1003.193 of the City of Chesterfield Zoning Ordinance.
- D. *Change of Zoning Procedure.* The procedure to establish a change of zoning to a PC District is as described in Section 1003.300 of the City of Chesterfield Zoning Ordinance.

Section 1003.146 Neighborhood Business (NB) District

- 1. *Scope of Provisions:* This section contains the regulations of the Neighborhood Business (NB) District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the Chesterfield Zoning Ordinance which are incorporated as part of this section.
- 2. *Purpose:* The NB District is intended to provide a method for limited office or limited commercial development, which are compatible in scale and intensity with adjacent residential uses. The NB District is intended to provide for individual or small groups of office and customer service retail establishments. This district requires architectural design harmonious with the surrounding area and landscape screening from adjacent residential uses. The NB District is appropriate for areas not designated as Residential, Park/Scenic, or Industrial on the Future Land Use Map.

The regulations for NB District offer a method that allows flexibility in applying certain zoning standards. The NB District allows innovative designs, meets market niches, and promotes well designed developments. The NB District regulations should have the following outcomes:

- A. Ensure consistency with the Comprehensive Plan;
- B. Promote building styles and architectural styles that complement one another, as well as the surrounding area;
- C. Promote more efficient use of land;
- D. Incorporate site features such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development;
- E. Promote the most efficient arrangement of circulation systems, land use, and buildings;
- F. Promote environmentally sensitive developments; and

G. Allow development, under a specifically approved design concept and site plan.

3. General Requirements:

A. Where the City Council determines that any particular tracts or areas should be developed as limited office or limited commercial, a NB District may be established on a tract of land in single ownership or single management control provided that:

- (1) The preliminary development plan and the application for change of zoning are approved by the City Council; and
- (2) A site development plan is approved by the Planning Commission and recorded in compliance with requirements of this section.

B. The schedule of construction is complied with in accordance with the requirements of the City of Chesterfield.

4. Required materials: The following is a list of items to be submitted for consideration in a change in zoning to a NB District when analyzing applications for NB District zoning and is to be reviewed by the City of Chesterfield when reviewing requests:

A. The Applicant's narrative statement that includes information as it pertains to the proposed development including:

- (1) A general description of the proposal;
- (2) Proposed land uses and development standards, density and height limitations, yard requirements all of which shall be compatible with other nearby uses within and without the proposed district and in keeping with the intent of the Comprehensive Plan.
- (3) A listing of permitted uses for each separate tract within a particular NB District. The uses permitted in the district shall be restricted to those in Section 7. Permitted Land Uses of this section.
- (4) Exceptions or variations from the requirements of the Zoning Ordinance, if any are being requested;
- (5) Tables showing the total number of acres in the proposed development and the percentage designated for each proposed type of land use, including public facilities;
- (6) Proposed dedication or reservation of land for public use, including streets and easements;

- (7) Plans for parking, loading, access ways, and means of protecting adjacent areas from lighting and other potential adverse effects;
 - (8) In the event that the development will be constructed in phases, a development schedule indicating the approximate date when construction of each site or phase of development can be expected to begin and be completed; and
 - (9) A statement regarding landscaping and tree preservation.
- B. An application for a change in zoning to a NB District shall not be considered unless a Preliminary Plan is submitted in accordance with Section 1003.178; and
- C. An Application as described in Section 1003.178 including all accompanying materials.
5. Minimum Standards of Design for a NB District.

A. In order to promote reasonable and orderly development within the City of Chesterfield, the following standards shall be considered by the Planning Commission and City Council in consideration for a change in zoning to a NB District. These standards are minimum requirements and may be made more restrictive in the conditions of the ordinance governing the particular Neighborhood Business District.

- (1) The proposed project shall be consistent with the purposes and intent of the Comprehensive Plan and Zoning Ordinance.
- (2) A provision for pedestrian ways, trails or bikeways beyond the standard sidewalk otherwise required shall be included where appropriate.
- (3) *Height.* The maximum height of any structure shall be thirty (30) feet from grade or 2 stories, whichever is less, exclusive of mechanical equipment.
- (4) *Openspace.* A minimum of forty percent (40%) openspace is required. Open space should be integrated into the development to provide aesthetic, recreational, or other public benefit.
- (5) *Landscaping.* Landscaping shall adhere to the landscaping regulations in the Chesterfield Zoning Ordinance. Additional landscaping or other buffering treatment shall be provided where adjacent to property zoned residential.
- (6) *Parking and loading spaces.* Parking and loading spaces shall adhere to the requirements of Section 1003.165.
- (7) *Density.* A maximum Floor Area Ratio (F.A.R.) of 0.35 is allowed.
- (8) *Utilities.* All utilities shall be installed underground.

- (9) *Recycling*. An opportunity for recycling shall be provided.
- (10) *Setbacks*.
- a. No building or structure, other than: a freestanding project identification sign six (6) feet in height or less, light standards, flag poles, or fences six (6) feet in height or less will be located within the following setbacks:
 - i) Front, side, and rear yard: Thirty (30) feet.
 - ii) The minimum building setback shall be thirty-five (35) from any property adjoining property designated on the Comprehensive Land Use Map as being a residential district or PS district.
 - b. No parking area, internal drive, or loading space shall be permitted within the following setbacks:
 - i) Front, side, and rear yard: Twenty-five (25) feet.
 - ii) The minimum parking setback shall be thirty (30) from any property adjoining property designated on the Comprehensive Land Use Map as being a residential district or PS district.
- (11) *Lighting*. Lighting shall adhere to the lighting regulation in the Chesterfield Zoning Ordinance.
- (12) *Signs*. Signs shall adhere to the sign regulations in Section 1003.168.
- (13) *Hours of Operation*. The hours of operation, including hours open to the public and hours for the loading and unloading of deliveries, shall be established in the site specific ordinance.
- (14) All uses established in a NB District shall operate in accord with the performance standards contained in Section 1003.163.
- (15) Unless otherwise restricted by application of the regulations in Section 1003.161, "Air Navigation Space Regulations," the total height of any structure shall be limited by the conditions of the site specific ordinance for the NB District.
- (16) All uses established in a NB District shall operate in accord with performance standards contained in Section 1003.163.
- (17) Outdoor storage or display of merchandise, materials, or equipment is prohibited.
- (18) No single building shall contain more than 10,000 square feet of gross floor area.

B. *Modification of standards:* The above standards may be modified if it may be demonstrated that said modification is consistent with the Comprehensive Plan and it is found that no detriment to the public health, safety and welfare will be created. Additionally, Site Design Features identified in sub-section 6 of this section should be included the development for projects requesting modifications to the above standards. Said modification shall require two-thirds (6) vote of the Planning Commission. Notwithstanding, the recommendation of the Planning Commission, the Council may modify the standards contained in this section by a majority vote.

6. *Site Design Features and Flexibility:*

A. Any design features approved under this section shall be assured and implemented through inclusion in the site specific ordinance. This ordinance shall be approved concurrently with the change in zoning to the NB District.

B. The following design features will be reviewed by the City of Chesterfield during consideration of a request for a change in zoning to a NB District. While these features are not mandatory for approval, they are desirable to the City of Chesterfield and may increase the flexibility of design and the ability of the developer to negotiate the mitigation of other requirements.

- (1) Incorporation of parking areas into the design of the development to minimize visual expanses of parking lots.
- (2) Placement of structures on most suitable sites with consideration of topography, soils, vegetation, slope, etc;
- (3) Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, walking and cycling trails that serve to connect significant areas and various land uses;
- (4) Enhanced landscaping, deeper and opaque buffers, and increased planting along residential properties, public right-of-ways, open space/recreational areas, and the overall perimeter of the project;
- (5) Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;
- (6) Incorporation of Transit Oriented Development or direct access to public transportation;
- (7) Utilization of Leadership in Energy and Environmental Design (LEED) construction and development standards and the proposed LEED certification of buildings within the NB District;
- (8) Public benefits and community facilities and the access thereto; and

(9) Sensitive treatment of perimeters to mitigate impact upon adjoining property.

7. Permitted Land Uses.

A. *Permitted land uses and developments.* The following land uses and developments are permitted in this district:

- (1) Public building facilities owned or leased by the City of Chesterfield.
- (2) Police, fire, and postal stations.
- (3) Local public utility facilities.
- (4) Accessory uses incident to the above uses.

B. The permitted uses within a NB District shall be taken from the following list and established within the site specific ordinance for the NB District.

- (1) Animal grooming service
- (2) Automatic vending facility
- (3) Bakery
- (4) Barber or beauty shop
- (5) Botanical garden
- (6) Cafeteria, for employees and guests only
- (7) Cemetery
- (8) Church and other place of worship
- (9) Club
- (10) Coffee shop
- (11) Commercial service facility
- (12) Day care center, adult
- (13) Day care center, child
- (14) Device for the generation of energy, such as solar panels, wind generators, and similar devices.
- (15) Donation collection bin
- (16) Drug store and pharmacy
- (17) Dry cleaning establishment
- (18) Farmers market
- (19) Financial institution
- (20) Grocery- neighborhood
- (21) Gymnasium
- (22) Hospice
- (23) Library
- (24) Mortuary
- (25) Museum
- (26) Newspaper stand
- (27) Office, dental

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- (28) Office, general
- (29) Office, medical
- (30) Park
- (31) Parking area, including garages, for automobiles
- (32) Professional and technical service facility
- (33) Public safety facility
- (34) Reading room
- (35) Recreation facility
- (36) Restaurant, fast food
- (37) Restaurant, outdoor customer dining area
- (38) Restaurant, sit down
- (39) Restaurant, take out
- (40) Retail sales establishment, neighborhood
- (41) Riding stable
- (42) Satellite dish (additional provisions of Section 1003.167)
- (43) Telecommunications structure
- (44) Telecommunications tower or facility
- (45) Veterinary clinic

C. *Restrictions on uses:* The uses above shall be restricted as follows:

- (1) No drive-thru windows shall be allowed in conjunction with any of the uses above.

8. *Procedure:*

- A. *Establishment of NB District and approval of plan.* The procedure for establishment of a NB District, through a change of zoning or to obtain approval of a Site Development Plan, Site Development Concept Plan, or Site Development Section Plan is set forth in Section 1003.178 of the City of Chesterfield Zoning Ordinance.
- B. *Procedure for amendment of conditions or plan.* The procedure to amend a site specific ordinance or to amend the recorded Site Development Plan, Site Development Concept Plan, or Site Development Section Plan is established in Section 1003.178 of the City of Chesterfield Zoning Ordinance.
- C. *Appeal and protest procedure for change of zoning and special procedures.* The procedure for appeal and protest is established in Section 1003.193 of the City of Chesterfield Zoning Ordinance.
- D. *Change of Zoning Procedure.* The procedure to establish a change of zoning to a NB District is as described in Section 1003.300 of the City of Chesterfield Zoning Ordinance.

Section 1003.147 Urban Core (UC) District

1. Scope of Provisions: This section contains the regulations of the Urban Core (UC) District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the Chesterfield Zoning Ordinance which are incorporated as part of this section.
2. Purpose: The UC District is intended to provide a method for commercial or mixed commercial and residential development within the area known as the Urban Core. The regulations for UC District offer a method that allows flexibility in applying certain zoning standards. Such flexibility requires a review process and development plan to safeguard health, safety, and welfare concerns. In exchange for flexibility, UC Districts are required to provide exceptional design and amenities not otherwise required through traditional zoning techniques. These requirements are designed to offset the impact of changes in development standards allowed through these provisions. The UC District allows innovative designs, solves problems on difficult sites, meets market niches, and promotes well designed developments. The UC District regulations should have the following outcomes:
 - A. Implement the vision of the area of the City identified as the Urban Core in the Comprehensive Plan;
 - B. Allow flexibility that is not available through standards and restrictions contained elsewhere in the Zoning Ordinance;
 - C. Promote more efficient use of land;
 - D. Incorporate site features such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development;
 - E. Promote building styles and architectural styles that complement one another;
 - F. Allow a mix of uses that are designed to negate potential conflicts that normally occur between incompatible land uses;
 - G. Promote the most efficient arrangement of circulation systems, land use, and buildings;
 - H. Promote environmentally sensitive developments; and
 - I. Allow development, under a specifically approved design concept and site plan, which otherwise may not be permitted by the Zoning Ordinance.
3. General Requirements:
 - A. Where the City Council determines that any particular tracts or areas should be developed for commercial use, a UC District may be established on a tract of land in single ownership or single management control provided that:

- (1) The preliminary development plan and the application for change of zoning are approved by the City Council; and
 - (2) A site development plan is approved by the Planning Commission and recorded in compliance with requirements of this section.
- B. The schedule of construction is complied with in accordance with the requirements of the City of Chesterfield.
4. Required materials: The following is a list of items to be submitted for consideration in a change in zoning to a UC District and is to be reviewed by the City of Chesterfield when reviewing requests:
- A. The Applicant's narrative statement that includes information as it pertains to the proposed development including:
 - (1) A general description of the proposal;
 - (2) Proposed land uses and development standards, density and height limitations, yard requirements all of which shall be compatible with other nearby uses within and without the proposed district and in keeping with the intent of the Comprehensive Plan.
 - (3) A listing of permitted uses for each separate tract within a particular UC District.
 - (4) Exceptions or variations from the requirements of the Zoning Ordinance, if any are being requested;
 - (5) Tables showing the total number of acres in the proposed development and the percentage designated for each proposed type of land use, including public facilities;
 - (6) Proposed dedication or reservation of land for public use, including streets and easements;
 - (7) Plans for parking, loading, access ways, and means of protecting adjacent areas from lighting and other potential adverse effects;
 - (8) In the event that the development will be constructed in phases, a development schedule indicating the approximate date when construction of each site or phase of development can be expected to begin and be completed; and
 - (9) A statement regarding landscaping and tree preservation.
 - B. An application for a change in zoning to a UC District shall not be considered unless a Preliminary Plan is submitted in accordance with Section 1003.178; and

C. An Application as described in Section 1003.178 including all accompanying materials.

5. Minimum Standards of Design for a UC District:

A. In order to promote reasonable and orderly development within the City of Chesterfield, the following standards shall be considered by the Planning Commission and City Council in consideration for a change in zoning to a UC District. These standards are minimum requirements and may be made more restrictive in the conditions of the ordinance governing the particular Urban Core District.

- (1) The proposed project shall be consistent with the purposes and intent of the Comprehensive Plan and Zoning Ordinance.
- (2) *Open Space.* A provision for common open space shall be provided in the UC District at a minimum of thirty percent (30%) of the total site acreage. Open space should be integrated into the development to provide aesthetic, recreational, or other public benefit.
- (3) A provision for pedestrian ways, trails or bikeways beyond the standard sidewalk otherwise required shall be included where appropriate.
- (4) *Lighting.* Lighting shall adhere to the lighting regulations in the Zoning Ordinance.
- (5) *Setbacks:*
 - a. Building setbacks:
 - i. No structure shall be permitted within thirty-five (35) feet of the boundary of the UC District.
 - b. Parking Setbacks:
 - i. No parking area, internal drive, loading space, or parking structure shall be permitted within thirty (30) feet of the boundary of the UC District.
- (6) *Utilities.* All utilities shall be installed underground.
- (7) *Recycling:* An opportunity for recycling shall be provided.
- (8) All uses established in a UC District shall operate in accord with the performance standards contained in Section 1003.163.
- (9) Unless otherwise restricted by application of the regulations in Section 1003.161, "Air Navigation Space Regulations," the total height of any structure shall be limited by the conditions of the site specific ordinance for the Planned Commercial District.

B. The Planning Commission may recommend approval, approval with amendments, or denial of the request for a change in zoning to a UC District. In recommending approval of a change in zoning, the Planning Commission shall include development conditions it determines necessary. Said conditions shall include, but not be limited to the following:

- (1) Permitted uses and densities of the proposed development.
- (2) Height limitations.
- (3) Minimum yard requirements.
- (4) Sign regulations.
- (5) Landscaping and buffer requirements.
- (6) Parking and loading requirements.
- (7) Hours of operation.
- (8) Road improvements adjacent to and within the site.

C. *Modification of standards:* The above standards may be modified if it may be demonstrated that said modification is consistent with the Comprehensive Plan and it is found that no detriment to the public health, safety and welfare will be created. Additionally, Site Design Features identified in sub-section 6 of this section should be included the development for projects requesting modifications to the above standards. Said modification shall require two-thirds (6) vote of the Planning Commission. Notwithstanding, the recommendation of the Planning Commission, the Council may modify the standards contained in this section by a majority vote.

6. *Site Design Features:*

A. Any design features approved under this section shall be assured and implemented through inclusion in the ordinance approving the rezoning. This governing ordinance shall be approved concurrently with the change in zoning to the UC District.

B. The following design features will be reviewed by the City of Chesterfield during consideration of a request for a change in zoning to a UC District. While these features are not mandatory for approval, they are desirable to the City of Chesterfield and may increase the flexibility of design and the ability of the developer to negotiate the mitigation of other requirements.

- (1) Placement of structures on most suitable sites with consideration of topography, soils, vegetation, slope, etc;

- (2) Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, walking and cycling trails that serve to connect significant areas and various land uses;
 - (3) Incorporation of parking structures to maximize the use of the land and integration of the structure into the overall development;
 - (4) Enhanced landscaping, deeper and opaque buffers, and increased planting along public right-of-ways, open space/recreational areas, and the overall perimeter of the project;
 - (5) Utilization of mixed use buildings;
 - (6) Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;
 - (7) Incorporation of Transit Oriented Development or direct access to public transportation;
 - (8) Utilization of Leadership in Energy and Environmental Design (LEED) construction and development standards and the proposed LEED certification of buildings within the UC District;
 - (9) Public benefits and community facilities and the access thereto; and
 - (10) Sensitive treatment of perimeters to mitigate impact upon adjoining property.
7. Permitted Land Uses. Permitted land uses shall be established in the ordinance governing the UC District; specific uses may include any use, except those defined in Section 1003.183 as Adult Entertainment Areas, in any of the commercial or residential zoning districts adopted by the City of Chesterfield, or any other use as approved by the City Council in the governing ordinance.
8. Procedure.
- A. *Establishment of UC District and approval of plan.* The procedure for establishment of a UC District, through a change of zoning or to obtain approval of a Site Development Plan, Site Development Concept Plan, or Site Development Section Plan is set forth in Section 1003.178 of the City of Chesterfield Zoning Ordinance.
 - B. *Procedure for amendment of conditions or plan.* The procedure to amend a site specific ordinance or to amend the recorded Site Development Plan, Site Development Concept Plan, or Site Development Section Plan is established in Section 1003.178 of the City of Chesterfield Zoning Ordinance.

- C. *Appeal and protest procedure for change of zoning and special procedures.* The procedure for appeal and protest is established in Section 1003.193 of the City of Chesterfield Zoning Ordinance.
- D. *Change of Zoning Procedure.* The procedure to establish a change of zoning to an Urban Core District is as described in Section 1003.300 of the City of Chesterfield Zoning Ordinance.

Section 1003.150 Planned Industrial District

1. *Scope of Provisions:* This section contains the regulations of the Planned Industrial (PI) District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the Chesterfield Zoning Ordinance which are incorporated as part of this section.
2. *Purpose.* The regulations of the PI District offer a method for the industrial and selected commercial development of land in the City of Chesterfield that allows flexibility in applying certain zoning standards. The requirements of this section are designed to offset the impact of changes in development standards allowed through these provisions. The PI District method allows innovative designs, meets market niches, and promotes well designed developments. The PI District regulations should have the following outcomes:
 - A. Ensure consistency with the comprehensive plan;
 - B. Promote more efficient use of land;
 - C. Incorporate site features such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development;
 - D. Promote building styles and architectural styles that complement one another;
 - E. Allow a mix of uses that are designed to negate potential conflicts that normally occur between incompatible land uses;
 - F. Promote the most efficient arrangement of circulation systems, land use, and buildings;
 - G. Promote environmentally sensitive developments; and
 - H. Allow development, under a specifically approved design concept and site plan, which otherwise may not be permitted by the Zoning Ordinance.
3. *General Requirements:*

- A. Where the City Council determines that any particular tracts or areas should be developed for industrial use, a PI District may be established on a tract of land in single ownership or single management control provided that:
 - (1) The preliminary development plan and the application for change of zoning are approved by the City Council; and
 - (2) A site development plan is approved by the Planning Commission and recorded in compliance with requirements of this section.
 - B. The schedule of construction is complied with in accordance with the requirements of the City of Chesterfield.
4. Required materials: The following is a list of items to be submitted for consideration in a change in zoning to a PI District and is to be reviewed by the City of Chesterfield when reviewing requests:
- A. The Applicant's narrative statement that includes information as it pertains to the proposed development including:
 - (1) A general description of the proposal;
 - (2) Proposed land uses and development standards, density and height limitations, yard requirements all of which shall be compatible with other nearby uses within and without the proposed district and in keeping with the intent of the Comprehensive Plan.
 - (3) A listing of permitted uses for each separate tract within a particular PI District. The uses permitted in the district shall be restricted to those in Section 6. Permitted Land Uses of this section.
 - (4) Exceptions or variations from the requirements of the Zoning Ordinance, if any are being requested;
 - (5) Tables showing the total number of acres in the proposed development and the percentage designated for each proposed type of land use, including public facilities;
 - (6) Proposed dedication or reservation of land for public use, including streets and easements;
 - (7) Plans for parking, loading, access ways, and means of protecting adjacent areas from lighting and other potential adverse effects;
 - (8) In the event that the development will be constructed in phases, a development schedule indicating the approximate date when construction of each site or phase of development can be expected to begin and be completed; and

- (9) A statement regarding landscaping and tree preservation.
 - B. An application for a change in zoning to a PI District shall not be considered unless a Preliminary Plan is submitted in accordance with Section 1003.178; and
 - C. An Application as described in Section 1003.178 including all accompanying materials.
5. Minimum Standards of Design for a PI District:
- A. In order to promote reasonable and orderly development within the City of Chesterfield, the following standards shall be considered by the Planning Commission and City Council in consideration for a change in zoning to a PI District. These standards are minimum requirements and may be made more restrictive in the conditions of the ordinance governing the particular Planned Industrial District.
 - (1) The proposed project shall be consistent with the purposes and intent of the Comprehensive Plan and Zoning Ordinance.
 - (2) *Open Space.* A provision for common open space shall be provided in the PI District at a minimum of thirty-five percent (35%) of the total site acreage. Open space should be integrated into the development to provide aesthetic, recreational, or other public benefit.
 - (3) A provision for pedestrian ways, trails or bikeways beyond the standard sidewalk otherwise required shall be included where appropriate.
 - (4) *Landscaping.* Landscaping shall adhere to the landscaping regulations in the Chesterfield Zoning Ordinance.
 - (5) *Lighting.* Lighting shall adhere to the lighting regulations in the Chesterfield Zoning Ordinance.
 - (6) *Setbacks:*
 - a. No structure shall be permitted within thirty-five (35) feet of a property line adjoining property designated on the Comprehensive Land Use Map as being residential or park/recreation.
 - b. No parking area, internal drive, loading space, or structure shall be permitted within twenty-five (25) feet of a property line adjoining property designated on the Comprehensive Land Use Map as being residential or park/recreation.
 - c. All other setbacks shall be established by the conditions of the site specific ordinance.

- (7) *Parking*. Parking and loading shall adhere to the requirements of Section 1003.165.
 - (8) *Density*: The maximum floor area ratio shall be 0.55.
 - (9) *Signs*. Sign regulations shall be established in the site specific ordinance.
 - (10) *Recycling*. An opportunity for recycling shall be provided.
 - (11) *Utilities*. All utilities shall be installed underground.
 - (12) *Hours of Operation*. The hours of operation, including hours open to the public and hours for the loading and unloading of deliveries, shall be established in the site specific ordinance.
 - (13) All uses established in a PI District shall operate in accord with the performance standards contained in Section 1003.163.
 - (14) Unless otherwise restricted by application of the regulations in Section 1003.161, "Air Navigation Space Regulations," the total height of any structure shall be limited by the conditions of the site specific ordinance for the PI District.
- B. *Modification of standards*: The above standards may be modified if it may be demonstrated that said modification is consistent with the Comprehensive Plan and it is found that no detriment to the public health, safety and welfare will be created. Additionally, Site Design Features identified in sub-section 6 of this section should be included the development for projects requesting modifications to the above standards. Said modification shall require two-thirds (6) vote of the Planning Commission. Notwithstanding, the recommendation of the Planning Commission, the Council may modify the standards contained in this section by a majority vote.
6. *Site Design Features*:
- A. Any design features approved under this section shall be assured and implemented through inclusion in the site specific ordinance. This ordinance shall be approved concurrently with the change in zoning to the PI District.
 - B. The following design features will be reviewed by the City of Chesterfield during consideration of a request for a change in zoning to a PI District. While these features are not mandatory for approval, they are desirable to the City of Chesterfield and may increase the flexibility of design and the ability of the developer to negotiate the mitigation of other requirements.
 - (1) Placement of structures on most suitable sites with consideration of topography, soils, vegetation, slope, etc;

- (2) Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, walking and cycling trails that serve to connect significant areas and various land uses;
- (3) Enhanced landscaping, deeper and opaque buffers, and increased planting along public right-of-ways, open space/recreational areas, and the overall perimeter of the project;
- (4) Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;
- (5) Incorporation of Transit Oriented Development or direct access to public transportation;
- (6) Utilization of Leadership in Energy and Environmental Design (LEED) construction and development standards and the proposed LEED certification of buildings within the PI District;
- (7) Public benefits and community facilities and the access thereto; and
- (8) Sensitive treatment of perimeters to mitigate impact upon adjoining property.

7. Permitted Land Uses:

A. *Permitted land uses and developments.* The following land uses and developments are permitted in this district:

- (1) Public building facilities owned or leased by the City of Chesterfield.
- (2) Police, fire, and postal stations.
- (3) Local public utility facilities.
- (4) Accessory uses incident to the above uses.

B. The permitted uses within a PI District shall be taken from the following list and established within the site specific ordinance for the PI District.

- (1) Administrative office for educational or religious facility
- (2) Airport- public and private
- (3) Animal grooming service
- (4) Arena and stadium
- (5) Automatic vending facility
- (6) Automotive detailing shop
- (7) Automotive retail supply
- (8) Bakery
- (9) Bar
- (10) Batching plant
- (11) Blacksmith shop
- (12) Boat (and marine supply) storage, charter, repair, sale

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- (13) Brewery
- (14) Brewpub
- (15) Broadcasting studio
- (16) Cafeteria for employees and guests only
- (17) Car wash
- (18) Car wash, industrial
- (19) Car wash, self service
- (20) Check cashing facility
- (21) Church and other place of worship
- (22) Club
- (23) Commercial service facility
- (24) Correctional institution
- (25) Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses
- (26) Day care center, adult
- (27) Day care center, child
- (28) Device for energy generation
- (29) Donation collection bin
- (30) Dry cleaning establishment
- (31) Dry cleaning establishment, drive-thru
- (32) Dry cleaning plant
- (33) Dwelling, employee
- (34) Education facility- specialized private schools
- (35) Education facility- vocational school
- (36) Education facility- vocational school, outdoor training
- (37) Extraction/processing of raw materials
- (38) Fairground
- (39) Farmers market
- (40) Filling station and convenience store with pump stations
- (41) Film drop-off and pick-up station
- (42) Film processing plant
- (43) Financial institution
- (44) Financial institution, drive-thru
- (45) Golf course
- (46) Gymnasium
- (47) Harbor, marina, and dock for water-borne vehicles
- (48) Heliport- public and private
- (49) Highway department garage
- (50) Incinerator
- (51) Individual sewage treatment facility
- (52) Industrial sales, service, and storage
- (53) Junk/salvage yard

- (54) Kennel, boarding
- (55) Kennel, private
- (56) Laboratories-professional, scientific
- (57) Landing strip- public and private
- (58) Laundromat
- (59) Local public utility facility
- (60) Local public utility facility- over 60 feet in height
- (61) Lodge
- (62) Lumberyard
- (63) Mail order sale warehouse
- (64) Manufacturing, fabrication, assembly, processing, or packaging facility
- (65) Meat packing facility
- (66) Office, dental
- (67) Office, general
- (68) Office, medical
- (69) Oil change facility
- (70) Park
- (71) Parking area, including garages, for automobiles
- (72) Pawnshop
- (73) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility
- (74) Professional and technical service facility
- (75) Public safety facility
- (76) Railroad switching yard
- (77) Research facility
- (78) Restaurant, fast food
- (79) Restaurant, take out
- (80) Restaurant, with drive-thru window
- (81) Sales yard operated by a church, school, or other not for profit organization
- (82) Sanitary landfill
- (83) Satellite dish
- (84) Self storage facility
- (85) Sewage system
- (86) Sheet metal shop
- (87) Shooting range, indoor
- (88) Shooting range, outdoor
- (89) Solid waste, compost facility
- (90) Solid waste, facility
- (91) Solid waste, transfer facility
- (92) Steel mill, foundry, and smelter
- (93) Storage and repair garage for public mass transit vehicles

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- (94) Substance abuse facilities- outpatient
- (95) Substance abuse facility- inpatient
- (96) Sulphur, cement, or rubber reclamation plants
- (97) Telecommunications structure
- (98) Telecommunications tower or facility
- (99) Tow yard
- (100) Transit storage yard
- (101) Transit transfer station
- (102) Trucks, trailers, construction equipment, agricultural equipment sales, rental, leasing, outdoor storage
- (103) Union halls and hiring halls
- (104) Vehicle repair and services facility
- (105) Veterinary clinic
- (106) Warehouse- general
- (107) Warehouse- live animals, explosives, or flammable gases and liquids
- (108) Welding shop
- (109) Yard for storage of contractors' equipment, materials, and supplies

C. The following adult uses may be permitted in a PI District in accordance with Section 1003.183 and established in the ordinance governing the site:

- (1) Adult bookstore
- (2) Adult entertainment business or establishment
- (3) Adult entertainment facility
- (4) Adult motion picture theater
- (5) Bathhouse
- (6) Massage parlor
- (7) Modeling studio
- (8) Specified sexual activities

8. Procedure.

A. *Establishment of PI District and approval of plan:* The procedure for establishment of a PI district, through a change of zoning or to obtain approval of a Site Development Plan, Site Development Concept Plan, or Site Development Section Plan is set forth in Section 1003.178 of the City of Chesterfield Zoning Ordinance.

B. *Procedure for amendment of conditions or plan:* The procedure to amend a site specific ordinance or to amend the recorded Site Development Plan, Site Development Concept Plan, or Site Development Section Plan is established in Section 1003.178 of the City of Chesterfield Zoning Ordinance.

- C. *Appeal and protest procedure for change of zoning and special procedures.* The procedure for appeal and protest is established in Section 1003.193 of the City of Chesterfield Zoning Ordinance.
- D. *Change of Zoning Procedure.* The procedure to establish a change of zoning to a PI District is as described in Section 1003.300 of the City of Chesterfield Zoning Ordinance.

Section 1003.152 Light Industrial District

- 1. *Purpose.* The purpose of the Light Industrial District is to provide for a variety of light industrial services that may be developed compatible with abutting commercial and/or industrial uses.
- 2. *Establishment.* A Light Industrial District may be established on a tract of land in single ownership or single management control provided that:
 - A. The request for change of zoning is approved by the City Council;
 - B. There is no common property line with a Residential District.
- 3. *Uses.*
 - A. *Permitted Uses:* The following land uses are permitted in this district:
 - (1) Administrative office for educational or religious facility
 - (2) Car wash, self service
 - (3) Cemetery
 - (4) Church and other place of worship
 - (5) Commercial service facility
 - (6) Education facility- vocational school, outdoor training
 - (7) Kennel, boarding
 - (8) Laboratory- professional, scientific
 - (9) Mail order sale warehouse
 - (10) Manufacturing, fabrication, assembly, processing, or packing
 - (11) Office, general
 - (12) Park
 - (13) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility
 - (14) Professional and technical service facility
 - (15) Public Safety Facility
 - (16) Self storage facility
 - (17) Telecommunications structure
 - (18) Warehouse- general

B. *Accessory Uses*: The following lands uses are allowed as accessory uses in this district:

- (1) Automatic vending facility
- (2) Cafeteria for employees and guests only
- (3) Donation collection bin
- (4) Parking area, including garages, for automobiles

C. *Conditional Uses and development permits issued by the Commission*. The following land uses and development may be permitted under conditions and requirements specified in Section 1003.181:

- (1) Device for the generation of energy, such as solar panels, wind generators, and similar devices.
- (2) Local public utility facility
- (3) Satellite dish (additional provisions of Section 1003.167)
- (4) Telecommunications tower or facility

D. *Restrictions on uses*: The uses above shall be restricted as follows:

- (1) No drive-thru windows shall be allowed in conjunction with any of the permitted, accessory, or conditional uses.
- (2) Businesses shall only be open to the public between the hours of 7:00 A.M. and 8 P.M.
- (3) Loading or unloading of deliveries shall be permitted only between the hours of 7:00 A.M. and 7:00 P.M.

4. *Minimum Standards of Design for a LI District*. In order to promote reasonable and orderly development within the City of Chesterfield, the following standards shall be met in the LI District:

- A. *Minimum Lot Area*. Minimum lot area shall be 45,000 square feet.
- B. *Minimum lot width*. A minimum road frontage of one hundred (100) feet or direct access by a one hundred (100) foot road easement or right-of-way or recorded cross easement shall be required.
- C. *Height*: The maximum height of any structure shall be thirty-five (35) feet from grade, exclusive of mechanical equipment.
- D. *Openspace*. A minimum of thirty-five percent (35%) openspace is required.
- E. *Parking and loading spaces*. Parking and loading spaces shall adhere to the requirements of Section 1003.165.

F. *Density*. A maximum Floor Area Ratio (F.A.R.) of 0.40 is allowed.

G. *Utilities*. All utilities shall be installed underground.

H. *Recycling*. An opportunity for recycling shall be provided.

I. *Setbacks*.

(1) No building or structure, other than: a freestanding project identification sign six (6) feet in height or less, light standards, flag poles, or fences six (6) feet in height or less will be located within the following setbacks:

- a. The minimum front, side, and rear yard building setback shall be thirty (30) feet.
- b. The minimum building setback shall be fifty (50) from any property adjoining property designated on the Comprehensive Land Use Map as being a residential district or PS district.

(2) No parking area, internal drive, or loading space shall be permitted within the following setbacks:

- a. The minimum front, side, and rear yard parking setback shall be twenty-five (25) feet.
- b. The minimum parking setback shall be thirty (30) from any property adjoining property designated on the Comprehensive Land Use Map as being a residential district or PS district.

J. *Recycling*: An opportunity for recycling shall be provided.

K. *Lighting*. Lighting shall adhere to the lighting regulation in the Chesterfield Zoning Ordinance.

L. *Landscaping*. Landscaping shall adhere to the landscaping regulations in the Chesterfield Zoning Ordinance.

M. *Signs*. Signs shall adhere to the sign regulations in Section 1003.168.

N. All uses established in a Light Industrial District shall operate in accord with performance standards contained in Section 1003.163.

O. All principal uses shall be conducted within a fully enclosed building.

P. Outdoor storage or display of merchandise, materials, or equipment must be fully screened as approved by the City of Chesterfield on the Site Development Plan.

5. *Procedure*.

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- A. *Change of Zoning Procedure.* The procedure to establish a change of zoning to a Light Industrial District is as described in Section 1003.300 of the City of Chesterfield Zoning Ordinance.
- B. *Site Plan Review.* The procedure for the Site Plan review or review of an Amended Site Plan in a LI District is set forth in Section 1003.179 of the City of Chesterfield Zoning Ordinance.
- C. *Appeal and protest procedure for change of zoning and special procedures.* The procedure for appeal and protest is established in Section 1003.193 of the City of Chesterfield Zoning Ordinance.