

III.F.

**Memorandum
Department of Planning & Public Works**



To: Planning and Public Works Committee

From: Justin Wyse, Project Planner

Date: April 23, 2009

RE: **P.Z. 17-2007 City of Chesterfield (Commercial and Industrial Districts and Uses):** 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 new Section 1003.140 “PC” Planned Commercial District and Section 1003.150 “PI” Planned Industrial District. Additionally, the ordinance creates Section 1003.146 “NB” Neighborhood Business District, Section 1003.147 “UC” Urban Core District, and Section 1003.152 “LI” Light Industrial District within the City of Chesterfield.

Summary

At the June 12, 2007 Planning and Zoning Committee meeting, Staff was directed to work with the Ordinance Review Committee to review the commercial and industrial districts within the City of Chesterfield Zoning Ordinance. Specifically, it was asked that the inconsistencies between the Planned Commercial and Planned Industrial Districts be reviewed and that the list of use terms within the commercial and industrial districts be reviewed. To address these concerns and other issues that were uncovered during this process, an updated Planned Commercial (PC) District and Planned Industrial (PI) District regulations are being proposed. In addition to the revised PC and PI Districts, the Neighborhood Business (NB), Light Industrial (LI), and Urban Core (UC) Districts are being proposed.

A public hearing was held at the February 23, 2009 Planning Commission meeting. At that time several issues were identified and the project was referred back to the Ordinance Review Committee. The project was then before the Planning Commission on April 13, 2009 and was approved by a vote of 8-0 with the condition that the list of definitions be included as an exhibit with the ordinance.

Attached please find a copy of the Staff Report, Section 1003.140 Planned Commercial (PC) District regulations, Section 1003.146 Urban Core (UC) District regulations, Section 1003.147 Neighborhood Business (NB) District regulations, Section 1003.150 Planned Industrial (PI) District regulations, Section 1003.151 Light Industrial (LI) District regulations, and a set of definitions for the uses.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Justin Wyse". The signature is fluid and cursive, with the first name being more prominent.

Justin Wyse, AICP
Project Planner

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Annissa McCaskill-Clay". The signature is cursive and clearly legible.

Annissa McCaskill-Clay, AICP
Lead Senior Planner

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works
Aimee Nassif, Planning and Development Services Director



VIII.A.

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Planning Commission Staff Report

Meeting Date: April 13, 2009

From: Justin Wyse, Project Planner

Subject: Vote Report

Petition: P.Z. 17-2007 City of Chesterfield (Commercial and Industrial Districts and Uses)

Proposal Summary

As directed by the City of Chesterfield City Council, the Ordinance Review Committee has been updating and modifying the commercial and industrial districts to remove inconsistencies within the Zoning Ordinance, create performance standards for the Planned Industrial District, update the permitted uses within the districts to more accurately reflect development trends in the area, and address the growing concern that certain industrial type uses be permitted and retained within areas zoned PC District in the Chesterfield Valley.

To address these concerns and other issues that were uncovered during this process, the Ordinance Review Committee is presenting an updated Planned Commercial (PC) District and Planned Industrial (PI) District regulations. In addition to the revised PC and PI Districts, Ordinance Review Committee is including the Neighborhood Business (NB), Light Industrial (LI), and Urban Core (UC) Districts for consideration.

History

At the June 12, 2007 Planning and Zoning Committee meeting, Staff was directed to work with the Ordinance Review Committee on modifying and updating the Planned

Commercial and Planned Industrial districts in the Zoning Ordinance. Specifically, it was asked that the development standards and uses for the Planned Commercial and Planned Industrial Districts be reviewed.

Since that time, the Ordinance Review Committee has been working on the requested changes to the commercial and industrial zoning districts within the City of Chesterfield Zoning Ordinance.

Discussion

After the February 23, 2009 public hearing on P.Z. 17-2007 City of Chesterfield (Commercial and Industrial Districts and Uses), the Ordinance Review Committee met to discuss the proposed petition. As a result of this meeting, several changes have been made to address issues; while other issues were discussed and no changes were recommended. The district regulations included in your packets reflect these changes. The following is a summary of the discussion of the Ordinance Review Committee meeting.

Preliminary Plan Requirements. The Ordinance Review Committee discussed the idea of requiring more information relating to phased developments to be shown on the Preliminary Plan. Staff advised the committee that this change would not be appropriate at this time, as the section of the Zoning Ordinance containing the requirements for Preliminary Plans is not open for amendment at this time.

Sub-section 3. General Requirements. The Ordinance Review Committee is recommending that the language for the General Requirements for the PC, UC, and PI Districts be amended to mirror the language in the current PC and PI Districts regarding the requirements. The district regulations in your packets reflect this change.

LI District Uses. The Ordinance Review Committee is recommending that all uses identified in the PC District as “light industrial” uses be included in the LI District.

NB District. After review of the NB District regulations and procedures, the Ordinance Review Committee is recommending that the NB District be modified to a “planned” district procedure. This change will require a preliminary plan at the time of rezoning to a NB District, and will also require Planning Commission approval for site plans. Additionally, the minimum lot size of 15,000 square feet has been removed from the district regulations to provide flexibility.

UC District. The Ordinance Review Committee reviewed (1) the idea of including a minimum district size and (2) the proposed open space requirement of 30% for the UC District. It was determined that not including a minimum district size would better promote the vision identified in the Comprehensive Plan. As such, no change is being recommended. With respect to the open space requirement, it was determined that a 30% open space requirement is reasonable, so long as a request can be made to reduce the standard where superior design and inclusion of desirable features are included. Each of the “planned” districts contain a section that permits a modification to the standards with a 2/3 Planning Commission vote, and/or majority vote of City Council.

Hours of Operation. The “hours of operation” have been split into (1) times when businesses may be open to the public and (2) times when the loading and unloading of deliveries are permitted. Restrictions on hours for trash and refuse service have not been included, as this is already regulated under City of Chesterfield Ordinance 487.

Permitted Uses. Several definitions for uses have been modified. The uses modified include cemetery, dry cleaning plant, hospice, and local public utility facility – over 60 feet in height. Additionally, several uses were deleted from the list of permitted uses for all districts within the City of Chesterfield. These include animal slaughtering facility, race track, and rendering facility.

Floor Area Ratio (F.A.R.). The Ordinance Review Committee is recommending that the definition for FAR be expanded to specifically address the method for calculating the ratio for non-residential development. The proposed definition to be included in the Unified Development Code will include, “ For uses other than residential, the floor area shall be measured from the exterior faces of the exterior walls and shall include all floors, lofts, balconies, mezzanines, cellars, basements and similar areas devoted to such uses.”

Ordinance Amendment Analysis

The proposed changes to the commercial and industrial districts within the City of Chesterfield Zoning Ordinance include revision of the existing Planned Commercial and Planned Industrial Districts, and the creation of the Urban Core, Neighborhood Business, and Light Industrial Districts.

Planned Commercial and Planned Industrial District – Several changes are being proposed for the district regulations:

- Reorganization of the district regulations into eight sections (Scope of provisions, Purpose, General requirements, Required materials, Minimum standards of design, Site design features and flexibility, Permitted land uses, and Procedure).
- The uses within the district were updated to reflect current development trends and definitions have been provided for each use.
- Development standards were modified for consistency within the districts in an effort to eliminate the incentive for developers to pursue a PI classification instead of a PC classification.
- Six “light industrial” uses have been identified for inclusion in PC Districts located within the Chesterfield Valley.

New Districts – The Ordinance Review Committee is also proposing that three new districts be created: the Neighborhood Business (NB), Urban Core (UC), and Light Industrial (LI) Districts.

- NB District: The NB District is proposed to provide a district for low intensity office and/or low intensity commercial developments. This district utilizes the “planned district” procedure specified in Section 1003.178. The district does not allow for individual buildings to exceed 10,000 square feet of gross floor area, does not permit drive thru facilities, and prohibits outdoor storage.
- UC District: The UC District is being proposed to provide a tool to implement the vision of the area of the City identified as Urban Core in the Comprehensive Plan. This district utilizes the “planned district” procedure specified in Section 1003.178. The UC District permits commercial, office, and mixed use (including residential) development. However, this district does not permit developments that only include residential uses.
- LI District: The LI District is being proposed to provide a tool for low intensity industrial development for properties abutting industrial and/or commercial development. Unlike the other four commercial and industrial districts, the LI District is a straight zoning district; and therefore utilizes the procedure set out in *Section 1003.300. Procedure for amending the Zoning Ordinance* for requests for changes in zoning and the procedure set for in *Section 1003.179. Site plan review procedure* for the review and approval of site plans.

Table 1 and **Table 2** show a comparison of the development standards within each of the proposed zoning districts.

Table 1: Commercial Districts Development Standards Summary

Development Standard	PC District	UC District	NB District
Max. Building Height	Section 1003.161 or governing ordinance	Section 1003.161 or governing ordinance	30 ft. or 2 stories
F.A.R.	0.55	Per governing ordinance	0.35
Min. Lot Area	None	None	None
Parking Standard	Section 1003.165	Per governing ordinance	Section 1003.165
Open Space	30%	30%	40%
Uses	115 (+6 in Valley)	Any commercial or residential use except adult uses	49

Table 2: Industrial Districts Development Standards Summary

Development Standard	PI District	LI District
Max. Building Height	Section 1003.161 or governing ordinance	35 ft.
F.A.R.	0.55	0.40
Min. Lot Area	None	45,000 s.f.
Parking Standard	Section 1003.165	Section 1003.165
Open Space	35%	35%
Uses	121	29 Permitted 4 Accessory 3 Conditional

Definitions – While reviewing changes to the uses within the commercial and industrial districts, the Ordinance Review Committee worked with Staff to create definitions for each of the proposed uses. This list of uses is included in your packet for reference when reviewing the districts; however, these definitions will not be included in the Zoning Ordinance until the Unified Development Code (UDC) is before you.

Issues

A public hearing was held on the proposed changes to the commercial and industrial districts on February 23, 2009. At that time, several issues were raised, and the project was referred back to the Ordinance Review Committee to review the issues raised. All issues that were raised at the public hearing were discussed at the Ordinance Review Committee, and the proposed commercial and industrial districts included in your packet reflect these changes.

After review of the proposed districts, Staff believes that some of the uses within the LI District should be reviewed to ensure compatibility within the district. These uses are commonly identified as commercial uses and may not be appropriate in a straight zoned, light industrial district. Specifically, Staff believes the following uses within the LI District may not be appropriate:

- Animal grooming service
- Automotive retail supply
- Day care center, adult
- Day care center, child
- Farmers market
- Office, dental
- Office, medical
- Restaurant, fast food
- Restaurant, take out
- Veterinary clinic

Request

Staff requests action on P.Z. 17-2007 City of Chesterfield (Commercial and Industrial Districts and Uses).

Motion

The following options are provided to the Planning Commission for consideration relative to this application:

1. "I move to approve (or deny) P.Z. 17-2007 City of Chesterfield (Commercial and Industrial Districts and Uses)."
2. "I move to approve P.Z. 17-2007 City of Chesterfield (Commercial and Industrial Districts and Uses) with the following conditions..." (conditions may be added, modified, altered, or deleted).

Respectfully submitted,



Justin Wyse, AICP
Project Planner

Respectfully submitted,



Annissa McCaskill-Clay, AICP
Lead Senior Planner

Attachments

1. Section 1003.140 Planned Commercial (PC) District regulations
2. Section 1003.146 Urban Core (UC) District regulations
3. Section 1003.147 Neighborhood Business (NB) District regulations
4. Section 1003.150 Planned Industrial (PI) District regulations
5. Section 1003.151 Light Industrial (LI) District regulations
6. Definitions (for reference only)

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
- (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
- (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
- (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
- (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*:
- 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.

1. **ADMINISTRATIVE OFFICE FOR EDUCATIONAL OR RELIGIOUS FACILITY-** An establishment primarily engaged in providing internal office administration services as opposed to customer service.
2. **ADULT BOOKSTORE-** An establishment having ten (10) percent or more of its stock in trade, in books, photographs, magazines, films for sale or viewing on or off the premises by use of motion picture devices, video players, DVD players, computers or coin operated means, or other periodicals which are distinguished or characterized by their principal emphasis on matters depicting, describing or relating to sex or sexual activity or the principal purpose of which is to sexually stimulate or sexually arouse the patron viewer or reader or instruments, devices, or paraphernalia that are designed or marketed for use in connection with specified sexual activities.
3. **ADULT ENTERTAINMENT BUSINESS OR ESTABLISHMENT:** Any of the establishments, businesses, buildings, structures or facilities which fit within the definition of adult bookstore, adult entertainment facility, adult motion picture theater, bathhouse, massage parlor and/or modeling studio.
4. **ADULT ENTERTAINMENT FACILITY-** Any building, structure or facility which contains or is used entirely or partially for commercial entertainment, including theaters used for presenting live presentations, video tapes, DVDs, sexual paraphernalia or films predominantly distinguished or characterized by their principal emphasis on matters depicting, describing, or relating to sexual activities, and erotic dance facilities (regardless of whether the theater or facility provides a live presentation, video tape, DVD, or film presentation), where the patrons either: (1) engage in personal contact with, or allow personal contact by employees, devices or equipment, or by personnel provided by the establishment which appeals to the prurient interest of the patrons; or (2) observe any live presentation, video tape, DVD or film presentation of persons wholly or partially nude, unless otherwise prohibited by ordinance, with their genitals or pubic region exposed or covered only with transparent or opaque covering, or in the case of female persons with the areola and nipple of the breast exposed or covered only with transparent or opaque covering or to observe specified sexual activities.

It is not intended to identify as an adult entertainment facility those buildings, structures or facilities in which part of any play, drama, ballet, or motion picture in any theater, concert hall, museum of fine arts, school, institution of higher education, or other similar establishment which include nudity as a form of expression or opinion or communication of ideas or information, which is to be differentiated from the promotion or exploitation of nudity for the purpose of advancing the economic welfare of the commercial or business enterprise.

5. **ADULT MOTION PICTURE THEATER-** An enclosed building used for presenting or showing, for money consideration, movie or video films or pictures or other material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specific sexual activities" for observation by customers therein.

6. **AIRPORT- PUBLIC/PRIVATE**- Any area of land or water designated, set aside, used, or intended for use, for the landing and take-off of aircraft, and any appurtenant areas designated, set aside, used, or intended for use, for airport buildings or other airport facilities, rights-of-way, or approach zones, together with all airport buildings and facilities located thereon.
7. **AMUSEMENT PARK**- A commercially operated park with various devices for entertainment and booths for the sale of food and drink.
8. **ANIMAL GROOMING SERVICE**- Any place or establishment, public or private, where animals are bathed, clipped, or combed for the purpose of enhancing their aesthetic value or health and for which a fee is charged.
9. **ARENA AND STADIUM**- A commercial structure with tiers of seats rising around a field or court, intended to be used primarily for the viewing of athletic events. Sports arena may also be used for entertainment and other public gathering purposes, such as conventions, circuses, or concerts.
10. **ART GALLERY**- A room or structure in which original works of art or limited editions of original art are bought, sold, loaned, appraised, or exhibited to the general public.
11. **ART STUDIO**- Work space for artists or artisans, including individuals practicing one of the fine arts or skilled in an applied art or craft.
12. **AUDITORIUM**- A building or structure designed or intended for use for the gathering of people as an audience to hear music, lectures, plays, and other presentations.
13. **AUTOMATIC VENDING FACILITY**- Automatic vending facilities for: (i) Ice and solid carbon dioxide (dry ice); (ii) Beverages; and/or (iii) Confections.
14. **AUTOMOTIVE DETAILING SHOP**- A facility which provides automobile-related services including, but not limited to applying paint protectors, interior and exterior cleaning and polishing as well as installation of after market accessories such as tinting, auto alarms, spoilers, sunroofs, headlight covers, and similar items. However, engine degreasing or similar automobile cleaning services shall not be included under this definition.
15. **AUTOMOTIVE RETAIL SUPPLY**- The use of any building, or portion thereof, for the display and sale of new parts, tires and accessories for automobiles, panel trucks or vans, trailers, or recreation vehicles.
16. **AUTOMOBILE SALES, NEW**- The use of any building, land area, or other premises or portion thereof, for the display, sale, or lease of new automobiles and/or panel trucks or vans, trailers, and including any warranty repair work and other repair service conducted as an accessory use.
17. **AUTOMOBILE SALES, USED**- The use of any building, land area, or other premises or portion thereof, for the display, sale, or lease of used automobiles and/or panel trucks or vans, or trailers, and including any warranty repair work and other repair service conducted as an accessory use.

18. **BAKERY**- An establishment primarily engaged in the retail sale of baked products for consumption off site. The products may be prepared either on or off site. Such use may include incidental food service.
19. **BAR**- An area primarily devoted to the serving of alcoholic beverages and in which the service of food is only incidental to the consumption of such beverages.
20. **BARBER OR BEAUTY SHOP**- A place of business wherein barbering and/or cosmetology services are provided including hair care, nail care, or skin care.
21. **BATCHING PLANT**- A plant for the manufacture or mixing of concrete, cement, and concrete and cement products, including any apparatus and uses incident to such manufacturing and mixing.
22. **BATHHOUSE**- An establishment or business which provides the services of baths of all kinds, including all forms and methods of hydrotherapy, unless operated or supervised by a medical or chiropractic practitioner or professional physical therapist licensed by the State.
23. **BLACKSMITH SHOP**- An establishment involved in the creation of objects from iron or steel by forging metal.
24. **BOAT (AND MARINE SUPPLY) STORAGE, CHARTER, REPAIR, SALE**- Any establishment who provides for the storage, charter, repair, and/or sale of boats and similar vessels.
25. **BOTANICAL GARDEN**- A public or private facility for the demonstration and observation of the cultivation of flowers, fruits, vegetables, or ornamental plants.
26. **BOWLING CENTER**- An establishment that devotes more than 50 percent of its gross floor area to bowling lanes, equipment, and playing area.
27. **BREWERY**- Any establishment that brews ales, beers, meads, and/or similar beverages on site. Breweries are classified as a use that manufactures more than 15,000 barrels of beverage (all beverages combined) annually. In addition, uses that manufacture 15,000 barrels of beverage or less, but which do not meet one or more of the additional requirements needed to be considered brewpubs, are breweries.
28. **BREW PUB**- A restaurant that prepares handcrafted natural beer as an accessory use intended for consumption on the premises. Production capacity shall be limited to not more than 5,000 barrels per year. Such accessory use may occupy up to 30 percent of the gross floor area of the restaurant.
29. **BROADCASTING STUDIO**- Commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings.
30. **CAFETERIA FOR EMPLOYEES AND GUESTS ONLY**- A building, portion of a building, or premises used or intended to be used for the preparation and distribution, and consumption of food primary at the premises.
31. **CAR WASH**- Mechanical facilities for the washing or waxing of private automobiles, light trucks and vans, but excluding heavy trucks and buses.

32. **CAR WASH, INDUSTRIAL**- Mechanical facilities for the washing, waxing, and vacuuming of heavy trucks and buses.
33. **CAR WASH, SELF SERVICE**- A car wash wherein the customer provides labor and where no self-propelled wash racks are provided.
34. **CEMETERY**- Land used or intended to be used for internment of the dead and dedicated for such purposes, including columbarium, mausoleums, urn gardens, necessary sales and maintenance facilities.
35. **CHECK CASHING FACILITY**- A person or business that for compensation engages, in whole or in part, in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. "Check cashing facility" does not include a state or federally chartered bank, savings association, credit union, or industrial loan company. "Check cashing facility" also does not include a retail seller engaged primarily in the business of selling consumer goods, including consumables, to retail buyers that cash checks or issue money orders for minimum flat fee not exceeding two dollars as a service that is incidental to its main purpose or business.
36. **CHURCH AND OTHER PLACES OF WORSHIP**- A building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship. Includes synagogue, temple, mosque or other such place for worship.
37. **CLUB**- Buildings and facilities, owned or operated by a corporation, association, person or persons for a social, educational, or recreational purpose, to which membership is required for participation and not primarily operated for profit.
38. **COFFEE SHOP**- An informal restaurant primarily offering coffee, tea, and other beverages, and where light refreshments and limited menu meals may also be sold.
39. **COFFEE SHOP, DRIVE-THRU**- An informal restaurant primarily offering coffee, tea, and other beverages, and where light refreshments and limited menu meals may also be sold and customer orders may be by means of a window designed to accommodate automobile traffic.
40. **COMMERCIAL SERVICE FACILITY**- Retail establishments that primarily render services rather than goods. Such services may include but not be limited to copy shops, printing services, package and postal services, janitorial services, and similar operations.
41. **COMMUNITY CENTER**- A place, structure, area, or other facility used for and providing religious, fraternal, social or recreational programs generally open to the public and designed to accommodate and serve significant segments of the community.
42. **CORRECTIONAL INSTITUTION**- A facility for the detention, confinement, treatment or rehabilitation of persons arrested or convicted for the violation of civil or criminal law. Such facilities include an adult detention center, juvenile delinquency center, jail, and prison. These facilities house prisoners who are in

the custody of city/county/ law enforcement and the facilities are typically government owned.

43. **CULTIVATION AND SALE OF PLANT CROPS, COMMERCIAL VEGETABLE AND FLOWER GARDENING AS WELL AS PLANT NURSERY AND GREENHOUSE-** A farm, garden, cultivated land, or building together with accessory structure designed and intended to be used only for the cultivation and sale of live vegetation including flowers, shrubbery, vegetables, trees, and other horticultural and floricultural products.
44. **DAY CARE CENTER, ADULT-** A facility providing care for the elderly and/or functionally impaired adults (18 years of age or older) in a protective setting for a portion of a 24-hour day.
45. **DAY CARE CENTER, CHILD-** Facility providing care for 5 or more children under the age of 13, not including children of a family residing on the premises, for any part of a 24 hour day.
46. **DEVICE FOR ENERGY GENERATION-** Includes, but is not limited to solar panels and wind generators.
47. **DONATION COLLECTION BIN-** A mobile structure which is used to receive materials such as clothing and other household or office goods donated by the public.
48. **DRUG STORE -** An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related supplies.
49. **DRUG STORE, DRIVE- THRU-** An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related supplies in part, by means a window designed to accommodate automobile traffic.
50. **DRY CLEANING ESTABLISHMENT-** An establishment which launders or dry cleans articles dropped off on the premises directly by the customer or where articles are dropped off, sorted, and picked up but where laundering or cleaning is done elsewhere.
51. **DRY CLEANING ESTABLISHMENT, DRIVE-TRHU-** An establishment which launders or dry cleans articles dropped off in part, by means a window designed to accommodate automobile traffic directly by the customer or where articles are dropped off, sorted, and picked up but where laundering or cleaning is done elsewhere.
52. **DRY CLEANING PLANT-** A building, portion of a building, or premises used or intended to be used for cleaning fabrics, textiles, wearing apparel, or articles of any sort, and the processes incidental thereto.
53. **DWELLING, EMPLOYEE-** Units only for watchmen, caretakers, or other personnel whose residence on the premises is essential to the operation of the primary use.
54. **EDUCATIONAL FACILITY- COLLEGE/UNIVERSITY-** An institution other than a trade school that provides full-time or part-time education beyond high school.

55. **EDUCATIONAL FACILITY- KINDERGARTEN OR NURSERY SCHOOL-** A school or class for children generally under the age of six (6).
56. **EDUCATION FACILITY- SPECIALIZED PRIVATE SCHOOLS-** An institution for students at the elementary, junior, or senior high level that have physical or mental characteristics which require specialized or individual instruction.
57. **EDUCATION FACILITY- VOCATIONAL SCHOOL-** A secretarial school or college when not public and not owned or conducted by or under the sponsorship of a religious or charitable organization; school conducted as commercial enterprise for teaching instrumental music, dancing, barbering, or hairdressing, or for teaching industrial skills in which machinery is employed as a means of instruction only within buildings.
58. **EDUCATION FACILITY- VOCATIONAL SCHOOL, OUTDOOR TRAINING-** A secretarial school or college when not public and not owned or conducted by or under the sponsorship of a religious or charitable organization; school conducted as commercial enterprise for teaching instrumental music, dancing, barbering, or hairdressing, or for teaching industrial skills in which machinery is employed as a means of instruction, whether indoors or outdoors.
59. **EXTRACTION/PROCESSING OF RAW MATERIALS-** Any establishment primarily engaged in the process of the removal of physical matter in a solid, liquid, or gaseous state from its naturally occurring location, and the processing of said materials.
60. **FAIRGROUND-** An area of land use including but not limited to: agricultural related office buildings, animal shows and judging, carnivals, circuses, community meeting or recreational buildings and uses, concerts, food booths and stands, games, rides, rodeos, sales and auctions, storage, theaters. Such county fairs, exhibitions, and shows do not include racetracks or motorized contests of speed.
61. **FARMERS MARKET-** An occasional or periodic market held in an open area or in a structure where groups or individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items, and food and beverages (but not to include second-hand goods) dispensed from booths located on-site.
62. **FILLING STATION AND CONVENIENCE STORE WITH PUMP STATIONS-** A place where gasoline, motor oil, lubricants, or other minor accessories are retailed directly to the public on the premises in combination with the retailing of items typically found in a convenience market or supermarket.
63. **FILM DROP-OFF AND PICK-UP STATION-** An establishment or business maintained for the drop-off and pick-up of film without the maintenance or operation of any film processing equipment or machinery on the premises.
64. **FILM PROCESSING PLANT-** A building, portion of a building, or premises used or intended to be used for the development of film.

65. **FINANCIAL INSTITUTION**- An establishment where the principal business is the receipt, disbursement or exchange of funds and currencies, such as: banks, savings and loans, or credit unions.
66. **FINANCIAL INSTITUTION, DRIVE-THRU**- An establishment where the principal business is the receipt, disbursement or exchange of funds and currencies (such as: banks, savings and loans, or credit unions) and including provisions for the conduct of banking services directly to the occupants of motor vehicles.
67. **FLOOR AREA RATIO (F.A.R.)** – The gross floor area of all buildings on a lot divided by the total lot area. This square footage does not include any structured or surface parking. Planning Commission may request two calculations: one calculation for those areas above grade and another that includes building area below grade. For uses other than residential, the floor area shall be measured from the exterior faces of the exterior walls and shall include all floors, lofts, balconies, mezzanines, cellars, basements and similar areas devoted to such uses.
68. **GOLF COURSE**- A tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, restrooms, driving range, and shelters as accessory uses.
69. **GROCERY- COMMUNITY**- A retail establishment which primarily sells food, but also may sell other convenience and household goods, and which occupies at least 5,000 square feet but not more than 25,000 square feet of gross floor area.
70. **GROCERY- NEIGHBORHOOD**- A retail establishment which primarily sells food, but also may sell other convenience and household goods, and which occupies less than 5,000 square feet of gross floor area.
71. **GROCERY- SUPERCENTER**- A retail establishment which primarily sells food, but also may sell other convenience and household goods, and which occupies more than 25,000 square feet of gross floor area.
72. **GYMNASIUM**- A building or portion thereof used for athletic training or sports activities, including accessory seating for spectators. This use includes fitness centers.
73. **HARBOR, MARINA, AND DOCK FOR WATER-BORNE VEHICLES**- A dock or basin where slips, moorings and often supplies, repairs, and other services are available for craft.
74. **HELIPORT (PUBLIC/PRIVATE)**- Any landing area used for the landing and taking off of helicopters, including all necessary passenger and cargo facilities, fueling, and emergency service facilities.
75. **HIGHWAY DEPARTMENT GARAGE**- A facility used by the Highway Department for the storage and maintenance of vehicles used by the Department.
76. **HOSPICE CARE**- Any coordinated program of home care with provision for inpatient care for terminally ill patients and their families. This care is provided by a medically directed interdisciplinary team, directly or through an agreement under the direction of an identifiable hospice administration. A hospice program of care provides palliative and supportive medical and other health services to

- meet the physical, psychological, social, spiritual, and special needs of patients and their families, which are experienced during the final stages of terminal illness and during dying and bereavement.
77. **HOSPITAL**- An institution providing medical and surgical care for humans only, for both in and out patients, including medical service, training, and research facilities.
78. **HOTEL AND MOTEL**- An establishment providing, for a fee, sleeping accommodations and customary lodging services, including maid service, the furnishing and upkeep of furniture and bed linens, and telephone and desk service for transient occupancy. Related ancillary uses may include but shall not be limited to conference and meeting rooms, restaurants, bars, and recreational facilities.
79. **HOTEL AND MOTEL, EXTENDED STAY**- A building or structure intended as, used as, maintained as, or advertised as a place where sleeping accommodations are furnished to the public as regular roomers, primarily for periods of one week or more.
80. **INCINERATOR**- A plant designed to burn waste, often producing power as a by-product but primarily for disposal.
81. **INDIVIDUAL SEWAGE TREATMENT FACILITY**- Facilities serving an individual dwelling or non-residential use, as approved by the appropriate regulatory agency.
82. **INDUSTRIAL SALES, SERVICE, AND STORAGE**- Establishments providing industrial sales, services, repairs, and storage to individuals or businesses. This classification includes metal, machine, and welding shops; cabinetry and woodworking shops; furniture upholstery shops; and similar business engagements in custom fabrication and repair.
83. **JUNK / SALVAGE YARD**- Any location whose primary use is where waste or scrap materials are stored, bought, sold, accumulated, exchanged, packaged, disassembled, or handled, including but not limited to materials such as scrap metals, paper, rags, tires, and bottles
84. **KENNEL, BOARDING**- The use of land or building for the purpose of boarding or keeping of five (5) or more dogs over four (4) months in age and not owned by the proprietor, or the boarding or keeping of six (6) or more cats over four (4) months of age and not owned by the proprietor or the keeping or boarding of a combination of six (6) or more dogs and cats which are sheltered, fed, and watered in return for a consideration. This term shall include all boarding activities regardless of name used, including pet sitting services.
85. **KENNEL, PRIVATE**- A private kennel is defined as:
- a. The use of land or building for the purpose of selling and breeding of five (5) or more dogs over four (4) months in age or six (6) or more cats over four (4) months in age, or a combination of six (6) or more dogs and cats.
 - b. The word "selling" as herein used shall not be construed to include the sale of animals four (4) months of age or younger, which are the natural

increase of animals kept by person not operating a kennel as herein defined; nor shall selling be determine to include isolated sales of animals over four (4) months old by persons not operating a kennel as herein defined.

86. **LABORATORY-PROFESSIONAL, SCIENTIFIC**- A facility for analysis of natural resources, medical resources, and manufactured materials.
87. **LANDING STRIP, PRIVATE**- An airstrip restricted, except for aircraft emergencies, to use by the owner and, on an infrequent and occasional basis, by invited guests and by commercial aviation activities in connection with permitted uses of the land.
88. **LAUNDROMAT**- A business that provides washing, drying, and/or ironing machines for hire to be used by customers on the premises.
89. **LIBRARY**- A public facility for the use, but not sale, of literary, musical, artistic, or reference materials.
90. **LOCAL PUBLIC UTILITY FACILITY** - A facility owned by any person, firm, corporation, municipal department, or board duly authorized to furnish, and furnishing under state or municipal regulations to the public services including electricity, gas, steam, communication, telegraph, transportation, or water.
91. **LOCAL PUBLIC UTILITY FACILITY - OVER 60 FEET IN HEIGHT** - A facility over sixty (60) feet in height that is owned by any person, firm, corporation, municipal department, or board duly authorized to furnish, and furnishing under state or municipal regulations to the public services including electricity, gas, steam, communication, telegraph, transportation, or water. This use does not include telecommunication structures.
92. **LODGE**- A membership organization that holds regular meetings and that may, subject to other regulations controlling such uses, maintain dining facilities, serve alcohol, or engage professional entertainment for the enjoyment of dues paying members and their guests. There are no sleeping facilities.
93. **LUMBERYARD**- An area used for the storage, distribution, and sale of finished or rough-cut lumber and lumber products, but not including the manufacture or fabrication of lumber, lumber products, or firewood.
94. **MAIL ORDER SALE WAREHOUSE**- A business establishment that is primarily organized to warehouse and fill requests for merchandise or services through the mail.
95. **MANUFACTURING, FABRICATION, ASSEMBLY, PROCESSING, OR PACKAGING FACILITY**- The use of any building, land area, or other premises or portion thereof used for the manufacture, fabrication, assembly, processing, or packaging of goods. This use does not include (i) facilities producing or processing explosives or flammable gases or liquids; (ii) facilities for animal slaughtering, meat packing, or rendering; (iii) sulphur plants, rubber reclamation plants, or cement plants; or (iv) steel mills, foundries, or smelters.

96. **MASSAGE PARLOR**- An establishment which has a fixed place of business having a source of income or compensation which is derived from the practice of any method of pressure on or friction against or stroking, kneading, rubbing, tapping, pounding, vibrating or stimulation of external parts of the human body with the hands or with the aid of any mechanical electric apparatus or appliances with or without such supplementary aids as rubbing alcohol, liniments, antiseptics, oils, powders, creams, lotion, ointment or other similar preparations commonly used in the practice of massage under such circumstances that is reasonably expected that the person to whom the treatment is provided or some person on his or her behalf will pay money or give any other consideration or gratuity; provided that this term shall not include any establishment operated or supervised by a medical or chiropractic practitioner, professional physical therapist or professional massage therapist licensed by the State of Missouri; operation of barber shops, beauty salons, health clubs, or similar places of business in which massages are administered to the patron fully clothed involving only the scalp, the face, the neck, or the shoulders or services performed by a licensed therapist or other persons who are not engaged in prohibited specific sexual activities as defined herein.
97. **MEAT PACKING FACILITY**- A building where meat, poultry, or eggs are cooked, smoked, or otherwise processed or packed.
98. **MODELING STUDIO**- An establishment or business which provides for a fee or compensation the services of modeling on premises for the purpose of reproducing the human body wholly or partially in the nude by means of photography, painting, sketching, drawing or otherwise. This does not apply to public or private schools or other not-for-profit organizations in which persons are enrolled in a class or individual artist or sculptor not engaged in prohibited specific sexual activity as defined herein.
99. **MORTUARY** - An establishment in which the deceased are prepared for burial or cremation. The facility may include a chapel for the conduct of funeral services and spaces for funeral services and informal gatherings or display of funeral equipment.
100. **MUSEUM**- A building having public significance by reason of its architecture or former use or occupancy or a building serving as a repository for a collection of natural, scientific, or literary curiosities or objects of interest, or works of art, and arranged, intended, and designed to be used by members of the public for viewing, with or without an admission charge, and which may include as an accessory use (1) art galleries; (2) associated work and storage areas required by a business, firm, or service to carry no business operations of the primary use; (3) bookstores; (4) educational facilities, including, but not limited to: schools, service facilities, studios, or work areas; (5) employee cafeterias; (6) offices; (7) outdoor art displays (said displays must be related to the use of the property, but must not be utilized for advertisement); (8) parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours; and (9) the sale of goods to the public.

101. **NEWSPAPER STAND**- A temporary structure, manned by a vendor that sells newspapers, magazines, and other periodicals.
102. **NURSING HOME**- A building intended for use as a medical care facility for persons who need nursing care and medical service, but do not require intensive hospital care.
103. **OFFICE, DENTAL**- A room, suite of rooms, or building operated by one or more licensed dentists for the examination and treatment of persons solely on an outpatient basis.
104. **OFFICE, GENERAL**- A room, suite of rooms, or building in which a person transacts the affairs of a business, profession, service, industry, or government.
105. **OFFICE, MEDICAL**- A room, suite of rooms, or building operated by one or more physicians, chiropractors or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis.
106. **OIL CHANGE FACILITY**- Operations that provided lubrication and/or checking, changing, or additions of those fluids and filters necessary to the maintenance of a vehicle. It is intended that these services will be provided while customers wait, generally within a 15- to 20-minute time period.
107. **PARKING AREA, INCLUDING GARAGES, FOR AUTOMOBILES**- Any area, indoor and outdoor, designated for the parking of automobiles.
108. **PARK**- Any public or private land available for recreational, educational, cultural, or aesthetic use.
109. **PAWNSHOP**- Any business that loans money on deposit of personal property or deals in the purchase or possession of personal property on condition of selling the same back again to the pledger or depositor, or loans or advances money on personal property by taking chattel mortgage security thereon, and takes or receives such personal property.
110. **PLUMBING, ELECTRICAL, AIR CONDITIONING, AND HEATING EQUIPMENT SALES, WAREHOUSING AND REPAIR FACILITY**- Any establishment that includes the retail sale, Repair service, and/or warehousing of equipment for a plumbing, electric, air conditioning, or heating business.
111. **PROFESSIONAL AND TECHNICAL SERVICE FACILITY**- An establishment where work is done for others, predominately on the premises of the office, by someone trained and engaged in such work for a career; e.g. lawyers, accountants.
112. **PUBLIC SAFETY FACILITY**- A government facility for public safety and emergency services, including a facility that provides police or fire protection and related administrative facilities.
113. **RAILROAD SWITCHING YARD**- An area that contains equipment enabling railway trains to be guided from one track to another.
114. **READING ROOM**- A public or private facility for the use and sale of literary, musical, artistic, or reference materials.

115. **RECREATION FACILITY**- Any establishment whose main purpose is to provide the general public with an amusing or entertaining activity. Includes, but not limited to, skating rinks, water slides, miniature golf courses, arcades, tennis courts, swimming pools, and billiard halls, but not movie theaters.
116. **RESEARCH FACILITY**- A structure or complex of structures designed or used primarily for research development functions related to industry and similar fields of endeavor.
117. **RESTAURANT, FAST FOOD**- An establishment engaged primarily in the business of preparing food and purveying it on a self-serve or semi self-serve basis. Customer orders and/or service are generally by means of a walk-up counter. Consumption may be either on or off the premises.
118. **RESTAURANT, OUTDOOR CUSTOMER DINING AREA**- An area of designated size used as a seating area with tables and chairs for the contiguous restaurant. This seating may be in addition to the indoor seating or it may be the only seating available for the restaurant.
119. **RESTAURANT, SIT DOWN**- An establishment maintained, operated, and/or advertised or held out to the public as a place where food and beverage are served to the public on demand from a menu during stated business hours, served in and on reusable containers and dinnerware, to be consumed on the premises primarily inside the building at tables, booths, or counters, with chairs, benches, or stools.
120. **RESTAURANT, TAKE OUT**- An establishment where food and/or beverages are sold in a form ready for consumption, and where consumption takes place, or is designed to take place, outside the confines of the restaurant.
121. **RESTAURANT, WITH DRIVE-THRU WINDOW**- An establishment engaged primarily in the business of preparing food and purveying it, in part, by means a window designed to accommodate automobile traffic.
122. **RETAIL SALES ESTABLISHMENT, COMMUNITY** - Retail shops and stores (excluding autos, boats, machinery, etc.) such as apparel, books, hardware, jewelry, paint, sporting goods, and electronics having between 4,000 square feet and 25,000 square feet of floor space.
123. **RETAIL SALES ESTABLISHMENT, NEIGHBORHOOD** - Retail shops and stores (excluding autos, boats, machinery, etc.) such as apparel, books, hardware, jewelry, paint, sporting goods, and electronics having 4,000 square feet or less of floor space.
124. **RETAIL SALES ESTABLISHMENT, REGIONAL** - Retail shops and stores (excluding autos, boats, machinery, groceries, etc.) such as apparel, books, hardware, jewelry, paint, sporting goods, and electronics having more than 25,000 square feet of floor space.
125. **RETAIL SALES, OUTDOOR**- The placement of goods for sale or for advertisement, outside of the building or structure, including but not limited to garden supplies, tires, motor oil, food and beverages (vending machines), and clothes.

126. **RIDING STABLE**- A building and designated site, whether indoors or outdoors, intended or used as a shelter for horses or ponies, which provides for commercial boarding, hire, sale, or training of such animals.
127. **SALES YARD OPERATED BY A CHURCH, SCHOOL, OR OTHER NOT FOR PROFIT ORGANIZATION**- The use of any building, land area, or other premises or portion thereof, operated by a church or other place of worship, school, or not for profit organization for the outdoor sale and display of items for sale.
128. **SANITARY LANDFILL**- A disposal site and related facilities at which the method of disposing non-hazardous solid waste is by landfill.
129. **SATELLITE DISH**- An accessory structure which at its widest dimension is in excess of 36 inches; an earth-based station, the purpose of which is to receive signals from orbiting satellites and other extraterrestrial sources, together with other equipment related to such purposes.
130. **SELF STORAGE FACILITY**- A structure containing separate storage spaces, which may be of various sizes, leased or rented on an individual basis.
131. **SEWAGE SYSTEM**- A wastewater treatment system, approved by the appropriate county, state, city, or federal agencies, which provides collection networks and a central wastewater treatment facility.
132. **SHEET METAL SHOP**- Any establishment involved in the fabrication of sheet metal products on the premises.
133. **SHOOTING RANGE, INDOOR**- The use of a structure for archery and/or the discharging of firearms for the purposes of target practice or temporary competitions.
134. **SHOOTING RANGE, OUTDOOR**- The use of any building, land area, or other premises or portion thereof for archery and/or the discharging of firearms for the purposes of target practice or temporary competitions.
135. **SOLID WASTE, COMPOST FACILITY**- A site that has been approved by the city, county, and the state pollution control agency for the storage, transfer, or composting of specifically identified types of solid waste materials.
136. **SOLID WASTE, FACILITY**- Establishment for the disposition of unwanted or discarded material, including garbage with insufficient liquid content to be free flowing.
137. **SOLID WASTE, TRANSFER FACILITY**- A facility that receives primarily solid waste materials, from commercial vehicles for the purpose of storing and handling prior to transferring to another facility.
138. **SPECIFIED SEXUAL ACTIVITY**- Sexual conduct, being acted or simulated, acts of human masturbation; sexual intercourse; a physical contact in an act of apparent sexual stimulation or gratification with a person's clothed or unclothed genitalia, public area, buttocks, or the breast of a female, or any sadomasochistic abuse or acts including animals or any latent objects in an act of apparent sexual stimulation or gratification.

139. **STEEL MILL, FOUNDRY, AND SMELTER**- The use of any building, land area, or other premises or portion thereof, engaging in the milling, foundry, or smelting of steel.
140. **STORAGE AND REPAIR GARAGE FOR PUBLIC MASS TRANSIT VEHICLES**- Any lot, or portion thereof, used for the indoor or outdoor storage of, or indoor repair of vehicles owned or operated by a public transit agency.
141. **SUBSTANCE ABUSE FACILITY- INPATIENT**- Structures and land used for the treatment of alcohol or other drug abuse where one or more patients are provided with care, meals, and lodging.
142. **SUBSTANCE ABUSE FACILITY- OUTPATIENT**- Structures and land used for the treatment of alcohol or other drug abuse where neither meals nor lodging is provided.
143. **SULPHUR, CEMENT, OR RUBBER RECLAMATION PLANT**- Any plant engaged in the reclamation of sulfur, cement, and/or rubber.
144. **TACKLE AND BAIT SHOP**- The use of any building, land area, or other premises or portion thereof engaged in the retail sale of tackle supplies and/or bait for fishing.
145. **TATTOO PARLOR / BODY PIERCING STUDIO**- An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following: (1) placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin; (2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.
146. **TELECOMMUNICATIONS STRUCTURE**- See Ordinance 2391 (under review with City Attorney)
147. **TELECOMMUNICATIONS TOWER OR FACILITY**- See Ordinance 2391 (under review with City Attorney)
148. **THEATER, INDOOR**- A building or part of a building devoted to showing motion pictures, or for dramatic, dance, musical, or other live performances.
149. **THEATER, OUTDOOR**- An establishment with open air seating devoted to showing motion pictures, or for dramatic, dance, musical, or other live performances.
150. **TOW YARD** - An outdoor storage facility for the temporary storage of towed vehicles.
151. **TRANSIT STORAGE YARD**- The use of any building, land area, or other premises or portion thereof, whether inside or outside, for the storage of vehicles and equipment used for public or private transit service.
152. **TRANSIT TRANSFER STATION**- The property, equipment, and improvements of whatever nature owned, used, constructed, maintained, controlled, or operated to provide mass transportation for passengers or to provide for the movement of

people, including park-and-ride stations, transfer stations, parking lots, malls, and skyways.

153. **TRUCKS, TRAILERS, CONSTRUCTION EQUIPMENT, AGRICULTURAL EQUIPMENT SALES, RENTAL, LEASING, OUTDOOR STORAGE**- The use of any building, land area, or other premises or portion thereof used for the sale, rental, leasing, or outdoor storage of trucks, trailers, construction equipment, or agricultural equipment.
154. **UNION HALL AND HIRING HALL**- Any use, usually under the auspices of a labor union, which has the responsibility of furnishing new recruits for employers who have a collective bargaining agreement with the union.
155. **VEHICLE REPAIR AND SERVICES FACILITY**- A facility for the general repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, or providing collision services, including body, frame, or fender repair, and overall painting.
156. **VETERINARY CLINIC**- An establishment for the care and treatment of the diseases and injuries of animals and where animals may be boarded during their convalescence.
157. **WAREHOUSE- GENERAL**- A use engaged in storage and transporting manufactured products, supplies, and equipment, excluding bulk storage of materials that are inflammable or explosive or that present hazards or conditions commonly recognized as offensive.
158. **WAREHOUSE- LIVE ANIMALS, EXPLOSIVES, OR FLAMMABLE GASES AND LIQUIDS**- Any establishment that includes transporting or storage of manufactured commodities, live animals, explosives, or flammable gases and liquids.
159. **WELDING SHOP**- Any establishment involved in the joining of materials, primarily metals by applying heat, sometimes with pressure and sometimes with an intermediate or filler metal having a high melting point.
160. **YARD FOR STORAGE OF CONTRACTORS' EQUIPMENT, MATERIALS, AND SUPPLIES**- Storage yards operated by, or on behalf of, a contractor for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's type of business; storage of scrap materials used for repair and maintenance of contractor's own equipment; and buildings or structures for uses such as offices and repair facilities.
161. **ZOOLOGICAL GARDEN**- An area, building, or structures which contain wild animals on exhibition for viewing by the public.