



VIII.A.

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Planning Commission Staff Report

Subject: **Issues Report**

Meeting Date: July 27, 2009

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Petition: P.Z. 13-2007 City of Chesterfield (Residential Districts, Planned Unit Development Ordinance, and Residential Tear Downs and Additions).

Proposal Summary

The City of Chesterfield is proposing a variety of modifications to the residential zoning districts, residential tear down and additions, and the Planned Environmental Unit (PEU) special procedure sections of the City of Chesterfield Zoning Ordinance. These sections are more commonly known as Zoning Ordinance Sections 1003.105, 1003.106, 1003.107, 1003.108, 1003.109, 1003.110, 1003.112, 1003.113, 1003.115, 1003.117, 1003.119, 1003.120, 1003.120A, 1003.121, 1003.123, and 1003.125. As requested by the City Council, the Ordinance Review Committee has formulated a collection of proposed modifications. A simplified list of modifications are provided below:

1. The residential zoning districts have been revised to include a common format for easier use and readability.
2. A floor area ratio (FAR) standard has been added to the residential zoning districts.
3. The PEU ordinance has been replaced with planned unit development (PUD) ordinance.
4. The residential tear down and additions sections of the Zoning Ordinance have been merged into one section.
5. The residential additions trigger for Planning Commission review has been modified.

Proposal Analysis

Residential Zoning Districts

Through revisions to the residential sections of the City of Chesterfield Zoning Ordinance, the common format has been lost. Differences between the "R" Residence Districts and "E" Estate Districts are apparent and are a cause of confusion when attempting to navigate through these sections of the Zoning Ordinance. A standard format for the residential zoning districts has been established and is provided below.

- A. Purpose Statement
- B. Land Uses
- C. Establishment of Zoning District
- D. Development Standards
- E. Dedications
- F. Community Character Development Standards

An additional standard in the form of a Floor Area Ratio (FAR) has been added to all residential zoning districts. An FAR standard aims to limit the total amount of floor space allocated and developed on any single lot, independent of number of structures or number of floors per structure. An FAR standard aids in ensuring that the bulking and massing of structures are consistent throughout a zoning district or neighborhood. The proposed FAR values are below.

PROPOSED FLOOR AREA RATIO (F.A.R.) REQUIREMENTS FOR DETACHED RESIDENTIAL HOMES			
District	Min. Lot Size (in square feet)	Max. F.A.R.	Example of the maximum square footage per home.
LLR	130,680	0.25	39,204
E-2	87,120	0.25	21,780
E-1	43,560	0.30	13,068
E-1/2	21,780	0.30	6,534
R-1	43,560	0.30	13,068
R-1A	22,000	0.30	6,600
R-2	15,000	0.35	5,250
R-3	10,000	0.35	3,500
R-4	7,500	0.35	2,625
R-5	6,000	0.40	2,400
R-6, 6A, 6AA	4,500	0.40	1,800
R-7	4,500	0.40	1,800
R-8	4,500	0.40	1,800

Planned Unit Development (PUD)

The City of Chesterfield currently has a Planned Environment Unit (PEU) Special Procedure; during review of proposed projects both the Planning Commission and the City Council have noted concerns regarding the complexity of final products. As a result of these concerns, a Planned Unit Development (PUD) Special Procedure has been drafted to simplify the process and the zoning entitlements as granted to a developer by the City Council. The PUD ordinance is designed to provide maximum flexibility to City of Chesterfield land development requirements while ensuring that a high quality of development utilizing cutting edge residential development practices are provided to the City of Chesterfield.

Residential Tear Down & Additions

The City of Chesterfield currently has two sections of the Zoning Ordinance that cover residential tear downs and additions, which essentially contain many of the same provisions and requirements. This has been revised to have both sections merged into one; thereby removing many redundancies and ensuring better readability for both functions. A modification has also been made with regards to the trigger for which an application for a residential addition would require Planning Commission review and approval. The current trigger is a simple square footage value, where if a proposed development exceeds 500 sf., review and approval by the Planning Commission is required. This has been revised to include only those additions that exceed 1,000 sf. in size and will exceed 30% of the existing dwelling unit floor area square footage.

Issues

A Public Hearing was held on February 9, 2009. At that time one (1) issue was identified, and is discussed below. In addition, several other issues were identified through staff review; they are also identified and discussed below.

Public Hearing Issue:

1. Revise Floor Area Ratio requirement to provide less of a step from the least dense zoning districts, "LLR" – "E1" and the medium density zoning districts "E1/2" – "R4."

The FAR values have been modified to smooth the transition from the least dense to the medium dense residential zoning districts, see below.

PREVIOUS v. REVISED FLOOR AREA RATIO (F.A.R.) REQUIREMENTS FOR DETACHED RESIDENTIAL HOMES			
District	Min. Lot Size (in square feet)	Previous F.A.R.	Revised F.A.R.
LLR	130,680	0.20	0.25
E-2	87,120	0.20	0.25
E-1	43,560	0.20	0.30
E-1/2	21,780	0.30	0.30
R-1	43,560	0.20	0.30

District	Min. Lot Size (in square feet)	Previous F.A.R.	Revised F.A.R.
R-1A	22,000	0.30	0.30
R-2	15,000	0.30	0.35
R-3	10,000	0.30	0.35
R-4	7,500	0.30	0.35
R-5	6,000	0.35	0.40
R-6, 6A, 6AA	4,500	0.35	0.40
R-7	4,500	0.35	0.40
R-8	4,500	0.35	0.40

Staff Issues

1. Floor Area Ratio (F.A.R.)

- Staff has reviewed what portions of a home would be included in determining gross floor area, what would be exempt, and how would staff verify. Staff has researched and determined that the following language, measurements, and requirements for determining gross floor area are the most accurate and understandable way to track floor area for residential dwellings and enforcing of the F.A.R. standard. The floor areas of a residence that will be included in the F.A.R. standard have been listed in a very simple yet effective manor to optimize readability and understanding of the requirement.

Previous Language in all Residential Zoning Districts:

(6.) Floor Area Ratio. The maximum Floor Area Ratio (F.A.R.) for any single family detached structure is .XX. F.A.R. is calculated as the total gross square footage of the building divided by the total land area of the site. When calculating the FAR the following items are included:

- (a.) The entire square footage of any single family detached residential structure. This does not include:
 - i. Basements which are less than 50% above grade.
 - ii. Attic space having a floor area of less than 150 square feet with a ceiling height of less than 8 feet.
- (b.) The entire square footage of any detached garage.
- (c.) For attached garages, the entire area excluding the first 400 square feet is included.
- (d.) The entire area of any other usable structure such as a guest houses, pool houses, or enclosed porches or patios and any

other open areas of structures where such element is enclosed on three (3) or more sides or has two (2) walls and a solid roof.

- (e.) Modification from the above referenced F.A.R. requirement may be reviewed and approved by the Planning Commission. The petitioner shall submit a letter explaining what the F.A.R. requirement is, what the modification being requested is, and explain why the standard F.A.R. requirement cannot be met. Included with the request shall be a letter from the subdivision trustees and adjacent property owners.

Suggested Modification to all Residential Zoning Districts:

Section D.

(6.) Floor Area Ratio. The maximum Floor Area Ratio (F.A.R.) for any single family detached structure is .XX. F.A.R. is calculated as the total gross square footage of the building divided by the total land area of the site. When calculating the F.A.R. the following items are included:

- (a.) The entire square footage of any single family detached residential structure, including but not limited to rooms, foyers, hallways, and areas for storage. This does not include basements and attics.*
- (b.) The entire square footage of any attached or detached garage.*
- (c.) The entire area of any other usable structure such as a guest houses, pool houses, or enclosed porches or patios and any other open areas of structures where such element is enclosed on three (3) or more sides or has two (2) walls and a solid roof.*
- (d.) Modification from the above referenced F.A.R. requirement may be reviewed and approved by the Planning Commission. The petitioner shall submit a letter explaining what the F.A.R. requirement is, what the modification being requested is, and explain why the standard F.A.R. requirement cannot be met. Included with the request shall be a letter from the subdivision trustees and adjacent property owners. on three (3) or more sides or has two (2) walls and a solid roof.*

2. Residential Tear Downs & Additions

- Staff has replaced "subdivision" with "neighborhood" to better reflect the small areas that surround a particular lot as opposed to an entire subdivision.

Language revised as such:

Section 1003.126.5.C., page 2

If the entire ~~subdivision~~ neighborhood consists of one (1) story houses, plans for the first two (2) story house shall be reviewed by the Planning Commission. If the subdivision indentures already permit two (2) story houses, then the plans do not require review by the Planning Commission.

3. Planned Unit Development Ordinance

- The "Design Features" section is an integral portion of the proposed PUD Ordinance. Stronger language was needed in order to convey the idea of this necessity to a land developer; therefore the language regarding the inclusion of the "Design Features" was revised.

Suggested modification:

Section 1003.187.5., page 2

The following list includes design features suggested to be utilized by developers when applying for PUD zoning. Satisfaction of all or any of these design features is not mandatory, but the approval of PUD zoning will be predicated on the use of the below list or any other design feature deemed desirable by the City of Chesterfield. ~~strongly recommended and desired by the City of Chesterfield.~~ Proposed inclusion of these design features within a PUD can increase the flexibility of design standards and the ability of the developer to negotiate the mitigation of other requirements.

- Staff had concerns as to how a definitive density cap would be enforced on a proposed PUD. The density language in the previous ordinance was very loose and it was determined that revisions were necessary. Staff then research many surrounding and national local government's density language and has drafted the following.

Previous Language:

Section 4 1003.187.4.C.

- C. Proposed residential densities as they compare to current City of Chesterfield Zoning Map delineation, Comprehensive Plan designation, and optimal usage of land.

Suggested modification:

Section 1003.187.7.A., page 3

(1.) Maximum Residential Densities shall be determined by utilizing the following:

(a.) Comprehensive Plan;

(b.) Existing zoning district maximum permitted density; and/or

(c.) When a proposed PUD is found to be zoned "NU" Non-Urban District and is not density restricted through the Comprehensive Plan, the maximum permitted density shall be without exception, one (1) residential unit per acre for the gross acreage of the proposed PUD property.

(2.) Density Bonus

When a proposed PUD utilizes advanced urban design features as referenced in Section 5, a request may be made to the City Council for a density bonus. Requests for Density Bonus are subject to the following provisions:

(a.) Requests for a PUD Density Bonus may be made to the City Council with the recommendation of the Planning Commission. Recommendation is provided through a separate voice vote at the time of Planning Commission review of a request for PUD Zoning.

If the Planning Commission fails to pass a vote of recommendation for a density bonus, the City Council may only approve said density bonus with a vote passing by a super majority.

(b.) Maximum density bonuses shall be determined by applying the table below. However, no density bonus shall exceed 20% of the maximum residential density as provided in Section 7.A.(1) of this PUD Ordinance.

<i>Density Bonus Calculation Table</i>		
<i>Gross Acreage of Subdivision</i>	<i>Maximum Permitted Bonus</i>	<i>Density</i>
<i>4 – 20 Acres</i>		<i>20%</i>
<i>21 – 49 Acres</i>		<i>15%</i>
<i>50 Acres Plus</i>		<i>10%</i>

(c.) Advanced Urban Design Features are those features as listed, but not limited to, in Section 5 of this PUD ordinance. Other advanced urban design features and progressive land planning principals may be considered by the City Council and the Planning Commission.

When urban design features and land planning principals that are not listed in this PUD Ordinance are proposed for inclusion, the Department of Planning and Public Works shall furnish to the Planning Commission and to the City Council the following:

(i.) Standardized definition of the proposed urban design features and/or land planning principals as used by any

one or combination of the major land planning and development agencies (American Planning Association, Urban Land Institute, Congress for New Urbanism, etc.).

(ii.) An analysis indicating the Department's determination as to if the petitioner's development meets the definitions intent of the proposed design feature/land planning principal.

(iii.) Staff's determination as to if this inclusion of the urban design feature and/or land planning principal will aid in the proposed development meeting the purpose and intent the PUD Ordinance.

- Staff had concerns regarding the proposal and approval of non-residential land uses in a PUD. The initial PUD Ordinance included language that did not restrict which non-residential land uses could be included within a proposed PUD. It simply allowed for whatever land uses the City Council would approve.

Suggested Modification: PUD Ordinance to utilize the language from St. Louis County Planned Environmental Unit (PEU) Ordinance relating to non-residential land uses.

Language to include:

Section 1003.187.6.A., page 3

In a PUD containing forty (40) or more lots or units, the following commercial uses may be authorized, when located in a separate or within a multiple family residence building:

- (1.) Bakery*
- (2.) Barber or beauty shops*
- (3.) Child care centers*
- (4.) Coffee shop*
- (5.) Educational facility – kindergarten or nursery school*
- (6.) Newspaper stands*
- (7.) Grocery - Community*
- (8.) Laundromat*
- (9.) Restaurants, sit down*

Request

Staff has reviewed the issue identified at the Public Hearing and those identified after said meeting for the above referenced petition and has provided additional information and made the appropriate modifications. Staff requests identification of any further outstanding issues.

Attachments

1. Proposed Ordinances

Amendment to Section 1003.106 "LLR" Large Lot Residential

1. "LLR" Large Lot Residential District

A. Purpose. The purpose of the "LLR" District is to provide for residential uses and activities and other compatible uses and activities in areas where the normal provision of community infrastructure is not desirable or feasible.

B. Uses. Permitted, conditional, and accessory land uses are permitted as follows:

(1.) **Permitted Uses.**

- (a.) Churches and other places of worship.
- (b.) Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses.
- (c.) Dwellings, single family detached.
- (d.) Educational facilities-College/University, Primary/Secondary, Kindergarten or Nursery School.
- (e.) Home occupations.
- (f.) Local public utility facilities.
- (g.) Parks and Playgrounds.
- (h.) Public Safety Facilities.
- (i.) Wildlife Reservation and Conservation Project.

(2.) **Conditional Uses.** The following uses may be permitted under conditions and requirements specified in Section 1003.181 of the Chesterfield City Code.

- (a.) Administrative offices for educational or religious facilities.
- (b.) Mortuaries and Cemeteries.
- (c.) Child Care Center, Nursery School, Day Care Home.
- (d.) Clubs or Community Centers.
- (e.) Group Living Facility.
- (f.) Nursing homes and group homes for the elderly, but not including self-care units.

- (g.) Hospitals and hospices.
- (h.) Local public utility facilities over sixty (60) feet in height, and public utilities facilities.
- (i.) Group Residential Facility.
- (j.) Telecommunications Tower or Facility.
- (k.) Retreat Center.
- (l.) Stables, Kennels, and veterinary clinics.
- (m.) Satellite dishes (additional to provisions of Section 1003.167.17 of the Chesterfield City Code.)
- (n.) Sewage treatment facilities, other than facilities permitted as an accessory use.
- (o.) Specialized private schools.
- (p.) Golf courses.
- (q.) Libraries.
- (r.) Mobile home parks, on tracts of land of at least 20 acres provided that a peripheral landscaped buffer of at least 200 feet surrounds the site and no structures other than directional signs are within said landscaped buffer. Any community building, sales or rental office, or service building serving the mobile home park must be located internally within the park and must be screened from any pre-existing arterial or collector street by at least one row of lot or pads for residential use.

(3.) **Accessory Land Uses.** Subject to compliance with the procedures of this section, accessory buildings, structures, and uses are permitted in conjunction with a permitted land use or (unless restricted by applicable condition) a conditional land use. This is permissible when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, and serves to further the successful utilization of the primary use. Accessory uses include the following:

- (a.) Devices for the generation of energy, such as solar panels, wind generators, and similar devices.
- (b.) Individual sewage treatment facilities serving an individual dwelling, farm, or non-residential use, as approved by the appropriate

regulatory agency. The sewage treatment facilities shall not exceed five thousand (5,000) gallons per day flow.

- (c.) Private stables. (Not permitted within one hundred (100) feet of any property line with all pasture areas fenced.)

C. Establishment. A change of zoning to "LLR" District is a straight zoning procedure and therefore no site specific ordinance is created with the change of zoning request. The procedure to establish a change of zoning to "LLR" District is as described in Section 1003.300 of the Chesterfield City Code.

D. Development Standards. Unless otherwise specified in a site specific ordinance, the development criteria for the "LLR" District are as follows:

(1.) Minimum lot area.

- (a.) The minimum lot size for residential uses shall be three (3) acres.
- (b.) The minimum lot size for non-residential uses are listed below:

Use	Minimum Area
Churches and other places of worship	5 acres
Group residential facilities	5 acres
Group living facilities	3 acres
Stables and Kennels	5 acres
Library	5 acres
Local public utility facilities	10,000 sq. ft.
Mechanical sewage treatment facility	1 acre
Mortuary and Cemetery (also requires 200 ft. frontage on a State Road and adjacent to existing commercial district)	3 acres
Educational Facilities	
Primary	5 acres
Junior high	10 acres
Senior high	20 acres
Collegiate/University	10 acres
Golf Courses	80 acres
All other non-residential uses	5 acres

(2.) Setbacks.

- (a.) No structure shall be allowed within seventy five (75) feet of any roadway right-of-way line.
- (b.) No structure shall be allowed within fifty (50) feet of any property line.

(3.) Yard Exceptions.

- (a.) Ordinary projections of skylights, sills, belt courses, cornices and ornamental features shall not project more than twelve (12) inches over the setback;
 - (b.) Ordinary projections of chimneys and flues, not to exceed seventy-two (72) inches in width, shall not project more than twenty-four (24) inches over the setback;
 - (c.) Roof overhangs shall not project over eighteen (18) inches over the setback, except that roof overhangs on the south side of a building may project forty-eight (48) inches to a property line;
 - (d.) Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any yard except that the projection into the front yard shall not exceed ten (10) feet;
 - (e.) Air conditioning units may extend into side or rear yards a maximum of thirty (30) inches, with air conditioning units including mounting pedestals not to exceed forty-eight (48) inches in height above ground elevation within side or rear yards.
- (4.) Minimum lot width. The minimum lot width measured at the front building setback line shall be at least 200 feet.
- (5.) Building height. The maximum building height shall be fifty (50) feet for all residential and non-residential structures unless otherwise specified in a conditional use permit. Church spires may extend to one hundred (100) feet.
- (6.) Floor Area Ratio. The maximum Floor Area Ratio (F.A.R.) for any single family detached structure is .25. F.A.R. is calculated as the total gross square footage of the building divided by the total land area of the site. When calculating the F.A.R. the following items are included:
- (a.) The entire square footage of any single family detached residential structure, including but not limited to rooms, foyers, hallways, and areas for storage. This does not include basements and attics.
 - (b.) The entire square footage of any attached or detached garage.
 - (c.) The entire area of any other usable structure such as a guest houses, pool houses, or enclosed porches or patios and any other open areas of structures where such element is enclosed on three (3) or more sides or has two (2) walls and a solid roof.

- (d.) Modification from the above referenced F.A.R. requirement may be reviewed and approved by the Planning Commission. The applicant shall submit a letter explaining what the F.A.R. requirement is, what the modification being requested is, and explain why the standard F.A.R. requirement cannot be met. Included with the request shall be a letter from the subdivision trustees and adjacent property owners.
- (7.) Parking and loading. Off-street parking and loading requirements and setbacks for parking areas, loading spaces, and internal drives are set forth in Section 1003.165 of the Chesterfield City Code.
- (8.) Landscaping. Landscaping shall adhere to the Chesterfield City Code.
- (9.) Signs. Signs shall adhere to the Chesterfield City Code.
- (10.) Subdivision Standards. Single family residential development in this district is intended to conform to the standards set forth in Section 1005.135 of the Chesterfield City Code.
- (a.) All public and private streets shall have standard right of way widths and shall be constructed to City of Chesterfield standard specifications. However, Street design for interior streets within large lot subdivisions is not required to meet the horizontal curvature and vertical profile standards of the City.
- (b.) Pavement and right-of-way widths shall be as specified by Chesterfield City Code or as directed by the Department of Public Works.
- (c.) Large Lot Subdivisions are not required to provide sidewalks or street lights on interior streets.
- (11.) Natural Resource Protection. Natural features should be preserved at not less than the following levels:
- (a.) Floodplains– Not less than eighty percent (80%) of designated special flood hazard areas shall be preserved and shall remain undisturbed.
- (b.) Steep slopes- not less than seventy percent (70%) of all areas exceeding a thirty percent (30%) slope shall be protected and shall remain undisturbed.

Amendment to Section 1003.107 "E-2" Estate Two Acre District

1. "E-2" Estate Two Acre District

A. Purpose. The purpose of the "E-2" District (Two Acre) is to provide for the enhancement of residential development while preserving the community character of the area with well-buffered, well-landscaped neighborhoods, and to allow for such other residentially related uses which are compatible with the character of the district.

B. Uses. Permitted, conditional, and accessory land uses are permitted as follows:

(1.) **Permitted Uses:**

- (a.) Churches and other places of worship.
- (b.) Dwellings, single family detached.
- (c.) Educational facilities-College/University, Primary/Secondary, Kindergarten or Nursery School.
- (d.) Home occupations.
- (e.) Local public utility facilities, provided that any installation other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls or any combination thereof; or
 - ii. Placed underground; or
 - iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
- (f.) Parks and Playgrounds.
- (g.) Public Safety Facilities.
- (h.) Wildlife Reservation and Conservation Project.

(2.) **Conditional Uses.** The following uses may be permitted under conditions and requirements specified in Section 1003.181 of the Chesterfield City Code.

- (a.) Administrative offices for educational or religious facilities.
- (b.) Mortuaries and Cemeteries.
- (c.) Child Care Center, Nursery School, Day Care Home.
- (d.) Clubs or Community Centers.

- (e.) Group Living Facility.
 - (f.) Nursing and group homes for the elderly.
 - (g.) Hospitals and hospices.
 - (h.) Local public utility facilities over sixty (60) feet in height and public utilities facilities.
 - (i.) Group Residential Facility.
 - (j.) Telecommunications Tower or Facility.
 - (k.) Retreat center.
 - (l.) Stables and Kennels.
 - (m.) Satellite dishes (additional provisions in Section 1003.167.17 of the Chesterfield City Code)
 - (n.) Sewage facilities, other than facilities permitted as an accessory use.
 - (o.) Specialized private schools.
 - (p.) Libraries.
- (3.) **Accessory Land Uses.** Subject to compliance with the procedures of this section, accessory buildings, structures, and uses are permitted in conjunction with a permitted land use or (unless restricted by applicable condition) a conditional land use. This is permissible when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, and serves to further the successful utilization of the primary use. Accessory uses include the following:
- (a.) Devices for generation of energy, such as solar panels, wind generators, and similar devices;
 - (b.) Individual sewage treatment facilities serving an individual dwelling, farm, or non-residential use, as approved by the appropriate regulatory agency. The sewage treatment facilities shall not exceed five thousand (5,000) gallons per day flow;
 - (c.) Private stables. (Not permitted within one hundred (100) feet of any property line with all pasture areas fenced.)

C. Development Standards. The development criteria for the "E-2" Acre District are as follows:

(1.) Minimum lot area.

- (a.) The minimum lot size for residential uses shall be two (2) acres.
- (b.) The density requirement for residential uses shall be two (2) acres per home.
- (c.) The minimum lot size for non-residential uses are listed below:

Use	Minimum Area
Administrative offices for educational or religious facilities	3 acres
Child Care Center, Nursery School, Day Care Home.	3 acres
Churches or other places of worship	5 acres
Group Living Facilities.	5 acres
Group Residential Facilities.	2 acres
Libraries.	4 acres
Local public utility facilities	10,000 sq. ft.
Sewage facilities	1 acre
Mortuary and Cemeteries. (also requires 200 ft. frontage on a State Road and adjacent to existing commercial district)	3 acres
Stables and kennels	5 acres
Educational Facilities:	
Kindergarten	3 acres
Primary	5 acres
Junior High	10 acres
Senior High	20 acres
Collegiate/University	10 acres
All other non-residential uses	5 acres

(2.) Calculating lot size.

- (a.) Streets, public or private shall not be credited to the minimum lot size. All rights-of-ways and/or access easements shall not count towards minimum lot size.

(3.) Setbacks for residential uses.

- (a.) The minimum front yard setback from any local street shall be twenty five (25) feet.
- (b.) The minimum rear yard setback from any local street shall be twenty five (25) feet.

- (c.) The minimum side yard setback from any property line shall be twenty five (25) feet.
 - (d.) The minimum setback between structures shall be fifty (50) feet.
 - (e.) The side yard setback may be reduced up to five (5) feet if the adjacent lot's neighboring side yard setback is increased by the same amount so the distance between structures remains at fifty (50) feet.
- (4.) Setbacks for non-residential uses.
- (a.) The minimum structure setback from collector or arterial street(s) is one hundred fifty (150) feet.
 - (b.) The minimum structure setback from any other street(s) shall be one hundred (100) feet.
 - (c.) The minimum structure setback from any adjacent property line shall be seventy five (75) feet.
- (5.) Yard Exceptions.
- (a.) Ordinary projections of skylights, sills, belt courses, cornices and ornamental features shall not project more than twelve (12) inches over the setback;
 - (b.) Ordinary projections of chimneys and flues, not to exceed seventy-two (72) inches in width, shall not project more than twenty-four (24) inches over the setback;
 - (c.) Roof overhangs shall not project over eighteen (18) inches over the setback, except that roof overhangs on the south side of a building may project forty-eight (48) inches to a property line;
 - (d.) Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any yard except that the projection into the front yard shall not exceed ten (10) feet;
 - (e.) Air conditioning units may extend into side or rear yards a maximum of thirty (30) inches, with air conditioning units including mounting pedestals not to exceed forty-eight (48) inches in height above ground elevation within side or rear yards.
- (6.) Pavement and right-of-way width. Pavement and right-of-way widths shall be as specified in the Chesterfield City Code or as required by the Department of Planning and Public Works. Parking, loading and internal drive requirements shall be compatible with the corresponding "R"

Residence District or as directed by the Department of Planning and Public Works.

(7.) Building height.

- (a.) The maximum building height shall be fifty (50) feet for all structures, residential and non-residential.
- (b.) Church spires may extend to one hundred (100) feet.
- (c.) Setbacks for any non-residential structure exceeding thirty (30) feet in height, other than a public utility tower authorized by conditional use permit, shall be increased by one (1) additional foot for every two (2) feet or fraction thereof of building height in excess of thirty (30) feet.

(8.) Floor Area Ratio. The maximum Floor Area Ratio (F.A.R.) for any single family detached structure is .25. F.A.R. is calculated as the total gross square footage of the building divided by the total land area of the site. When calculating the FAR the following items are included:

- (a.) The entire square footage of any single family detached residential structure, including but not limited to rooms, foyers, hallways, and areas for storage. This does not include basements and attics.
- (b.) The entire square footage of any attached or detached garage.
- (c.) The entire area of any other usable structure such as a guest houses, pool houses, or enclosed porches or patios and any other open areas of structures where such element is enclosed on three (3) or more sides or has two (2) walls and a solid roof.
- (d.) Modification from the above referenced F.A.R. requirement may be reviewed and approved by the Planning Commission. The applicant shall submit a letter explaining what the F.A.R. requirement is, what the modification being requested is, and explain why the standard F.A.R. requirement cannot be met. Included with the request shall be a letter from the subdivision trustees and adjacent property owners.

(9.) Parking and loading requirements. Off-street parking and loading requirements and setbacks for parking areas, loading spaces, and internal drives are set forth in Section 1003.165 of the Chesterfield City Code unless otherwise specified below.

- (a.) The minimum parking lot setback from any road shall be fifty (50) feet.
- (b.) Parking lots shall be located at least fifty (50) feet further from any road than the structure is from said road.

(c.) Parking lots shall not be located in any front, side, or rear yard setback.

(10.) Landscaping. Landscaping shall adhere to the Chesterfield City Code.

(11.) Signs. Signs shall adhere to the Chesterfield City Code.

D. Dedications for Public Schools and Public Parks. Developments may include land designated for dedication for public school or public park use. Areas designated for public school or public park purposes may be considered part of the gross acreage of the development in computing the maximum number of lots that may be created or dwelling units that may be authorized, provided that:

(1.) The area of the proposed development shall be at least thirty (30) acres in the case of a public school dedication and sixty (60) acres in the case of a public park dedication, unless otherwise authorized or required by the City of Chesterfield.

(2.) The proposed school site is compatible with a generalized plan for school locations published by the school district.

(3.) Prior to approval of a site development concept plan, a written agreement between the petitioner and the school district shall be submitted to the City of Chesterfield for review. This agreement shall indicate who is responsible for the installation of required improvements adjacent to or affecting the school site, and when the improvements will be installed.

(4.) The proposed site is dedicated to public school or park use in a manner approved by the City Attorney as to legal form prior to recording of the site development concept plan.

(5.) The site development concept plan identifies the boundaries of the dedicated tract within the development.

(6.) The deed of dedication for a public park(s) or public school use shall provide that in the event the property shall no longer be used for that purpose, it will revert to the trustees of the subdivision in which it is located as common land.

E. Community Character Development Standards.

(1.) Easements for utility or access purposes may cross any required landscape easement or buffer. If a utility or access easement runs generally parallel to and overlays a required landscape easement or buffer, the minimum required width of said required landscape easement or buffer, shall be increased by the width of the easement which overlays the required landscape easement or buffer.

- (2.) Sidewalks may be required as directed by the City of Chesterfield when all lots are one (1) acre or greater; when any lots are less than one (1) acre, sidewalks shall be required on one side of the street and shall be encouraged to "meander" from a straight path to reduce grading and save trees or to be provided in the form of pedestrian walkways linking primary activity centers or destinations. Sidewalks must be situated in a dedicated easement with access and working room to maintain the sidewalk and shall comply with all provisions of the Americans with Disabilities Act.
- (3.) Jogging trails shall be allowed in any open space or buffer area but must be coordinated with any Tree Preservation Plan.
- (4.) Natural features should be preserved at not less than the following levels:
 - (a.) Flood plains– Not less than eighty percent (80%) of all designated special flood hazard areas shall be preserved and shall remain undisturbed.
 - (b.) Steep slopes– Not less than seventy percent (70%) of all areas exceeding a thirty percent (30%) slope shall be preserved and shall remain undisturbed.
- (5.) Right-of-way grading. Lots which slope down from the right of way must have a minimum platform of four (4) feet of ground immediately adjacent to the edge of pavement which drains perpendicular and toward the pavement. Said platform shall be constructed at a grade of not less than two percent (2%) perpendicular to the pavement, except in areas adjacent to a storm sewer, where there must be a platform of not less than seven (7) feet from the edge of pavement at a grade not in excess of two percent (2%). For the purposes of this requirement, "adjacent to a storm sewer" shall mean within ten (10) feet, measured along the curb, from a storm sewer intake.
- (6.) Open swales, as opposed to enclosed systems, shall be permitted where appropriate as determined by the Department of Planning and Public Works.

Add Section 1003.108 "E-1" Estate One Acre District

1. "E-1" Estate One Acre District

A. Purpose. The purpose of the "E-1" District (One Acre) is to provide for the enhancement of residential development while preserving the community character of the area with well-buffered, well-landscaped neighborhoods, and to allow for such other residentially related uses which are compatible with the character of the district.

B. Uses. Permitted, conditional, and accessory land uses are permitted as follows:

(1.) Permitted Uses:

- (a.) Churches and other places of worship.
- (b.) Dwellings, single family detached.
- (c.) Educational facilities-College/University, Primary/Secondary, Kindergarten or Nursery School.
- (d.) Home occupations.
- (e.) Local public utility facilities, provided that any installation other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls or any combination thereof; or
 - ii. Placed underground; or
 - iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

(f.) Parks and Playgrounds.

(g.) Public Safety Facility.

(h.) Wildlife Reservation and Conservation Project.

(2.) **Conditional Uses.** The following uses may be permitted under conditions and requirements specified in Section 1003.181 of the Chesterfield City Code.

(a.) Administrative offices for educational or religious facilities.

(b.) Mortuaries and Cemeteries.

(c.) Child Care Center, Nursery School, Day Care Home.

(d.) Clubs or Community Centers.

- (e.) Group Living Facility.
 - (f.) Nursing and group homes for the elderly.
 - (g.) Hospitals and hospices.
 - (h.) Local public utility facilities over sixty (60) feet in height and public utilities facilities.
 - (i.) Group Residential Facility.
 - (j.) Telecommunications Tower or Facility.
 - (k.) Retreat center.
 - (l.) Stables and Kennels.
 - (m.) Satellite dishes (additional provisions in Section 1003.167.17 of the Chesterfield City Code)
 - (n.) Sewage facilities, other than facilities permitted as an accessory use.
 - (o.) Specialized private schools.
 - (p.) Libraries.
- (3.) **Accessory Land Uses.** Subject to compliance with the procedures of this section, accessory buildings, structures, and uses are permitted in conjunction with a permitted land use or (unless restricted by applicable condition) a conditional land use. This is permissible when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, and serves to further the successful utilization of the primary use. Accessory uses include the following:
- (a.) Devices for generation of energy, such as solar panels, wind generators, and similar devices;
 - (b.) Individual sewage treatment facilities serving an individual dwelling, farm, or non-residential use, as approved by the appropriate regulatory agency. The sewage treatment facilities shall not exceed five thousand (5,000) gallons per day flow;
 - (c.) Private stables. (Not permitted within one hundred (100) feet of any property line with all pasture areas fenced.)

C. Development Standards. The development criteria for the "E-1" Acre District shall be as follows:

(1.) Minimum lot area.

- (a.) The minimum lot size for residential uses shall be one (1) acre.
- (b.) The density requirement for residential uses shall be one (1) acre per home.
- (c.) The minimum lot area requirements for non-residential uses are listed below:

Use	Minimum Area
Administrative offices for educational or religious facilities	3 acres
Child Care Center, Nursery School, Day Care Home.	3 acres
Churches or other places of worship	5 acres
Group Living Facilities.	5 acres
Group Residential Facilities.	1 acre
Libraries.	4 acres
Local public utility facilities	10,000 sq. ft.
Sewage facilities	1 acre
Mortuary and Cemeteries. (also requires 200 ft. frontage on a State Road and adjacent to existing commercial district)	3 acres
Stables and Kennels	5 acres
Educational Facilities:	
Kindergarten	3 acres
Primary	5 acres
Junior High	10 acres
Senior High	20 acres
Collegiate/University	10 acres
All other non-residential uses	5 acres

(2.) Calculating lot size.

- (a.) Streets, public or private shall not be credited to the minimum lot size. All rights-of-ways and/or access easements shall not count towards minimum lot size.

(3.) Setbacks for residential uses.

- (a.) The minimum front yard setback from any local street shall be twenty five (25) feet.

- (b.) The minimum rear yard setback from any local street shall be twenty five (25) feet.
 - (c.) The minimum side yard setback from any property line shall be twenty five (25) feet.
 - (d.) The minimum setback between structures shall be forty (40) feet.
 - (e.) The side yard setback may be reduced up to five (5) feet if the adjacent lot's neighboring side yard setback is increased by the same amount so the distance between structures remains at forty (40) feet.
- (4.) Setbacks for non-residential uses.
- (a.) The minimum structure setback from collector or arterial street(s) is one hundred fifty (150) feet.
 - (b.) The minimum structure setback from any other street(s) shall be one hundred (100) feet.
 - (c.) The minimum structure setback from any adjacent property line shall be seventy five (75) feet.
- (5.) Yard Exceptions.
- (a.) Ordinary projections of skylights, sills, belt courses, cornices and ornamental features shall not project more than twelve (12) inches over the setback;
 - (b.) Ordinary projections of chimneys and flues, not to exceed seventy-two (72) inches in width, shall not project more than twenty-four (24) inches over the setback;
 - (c.) Roof overhangs shall not project over eighteen (18) inches over the setback, except that roof overhangs on the south side of a building may project forty-eight (48) inches to a property line;
 - (d.) Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any yard except that the projection into the front yard shall not exceed ten (10) feet;
 - (e.) Air conditioning units may extend into side or rear yards a maximum of thirty (30) inches, with air conditioning units including mounting pedestals not to exceed forty-eight (48) inches in height above ground elevation within side or rear yards.
- (6.) Pavement and right-of-way width. Pavement and right-of-way widths shall be as specified in Section 1005.180 of the Chesterfield City Code.

Parking, loading and internal drive requirements shall be compatible with the corresponding "R" Residence District or as directed by the Department of Planning and Public Works.

(7.) Building height.

- (a.) The maximum building height shall be fifty (50) feet for all structures; residential and non-residential.
- (b.) Church spires may extend to one hundred (100) feet.
- (c.) Any non-residential structure, other than a public utility tower authorized by conditional use permit, which exceeds thirty (30) feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above thirty (30) feet.

(8.) Floor Area Ratio. The maximum Floor Area Ratio (F.A.R.) for any single family detached structure is .30. F.A.R. is calculated as the total gross square footage of the building divided by the total land area of the site. When calculating the FAR the following items are included:

- (a.) The entire square footage of any single family detached residential structure, including but not limited to rooms, foyers, hallways, and areas for storage. This does not include basements and attics.
- (b.) The entire square footage of any attached or detached garage.
- (c.) The entire area of any other usable structure such as a guest houses, pool houses, or enclosed porches or patios and any other open areas of structures where such element is enclosed on three (3) or more sides or has two (2) walls and a solid roof.
- (d.) Modification from the above referenced F.A.R. requirement may be reviewed and approved by the Planning Commission. The applicant shall submit a letter explaining what the F.A.R. requirement is, what the modification being requested is, and explain why the standard F.A.R. requirement cannot be met. Included with the request shall be a letter from the subdivision trustees and adjacent property owners.

(9.) Parking and loading requirements. Off-street parking and loading requirements and setbacks for parking areas, loading spaces, and internal drives are set forth in Section 1003.165 of the Chesterfield City Code unless otherwise specified below.

- (a.) The minimum parking lot setback from any road shall be fifty (50) feet.
- (b.) Parking lots shall be located at least fifty (50) feet further from any road than the structure is from said road.

(c.) No parking lots shall be located in any front, side, or rear yard setback.

(10.) Landscaping. Landscaping shall adhere to the City of Chesterfield Code.

(11.) Signs. Signs shall adhere to the Chesterfield City Code.

D. Dedications for Public Schools and Public Parks. Developments may include land designated for dedication for public school or public park use. Areas designated for public school or public park purposes may be considered part of the gross acreage of the development in computing the maximum number of lots that may be created or dwelling units that may be authorized, provided that:

(1.) The area of the proposed development shall be at least thirty (30) acres in the case of a public school dedication and sixty (60) acres in the case of a public park dedication, unless otherwise authorized or required by the City of Chesterfield.

(2.) The proposed school site is compatible with a generalized plan for school locations published by the school district.

(3.) Prior to approval of a site development concept plan, a written agreement between the petitioner and the school district shall be submitted to the City of Chesterfield for review. This agreement shall indicate who is responsible for the installation of required improvements adjacent to or affecting the school site, and when the improvements will be installed.

(4.) The proposed site is dedicated to public school or park use in a manner approved by the City Attorney as to legal form prior to recording of the site development concept plan.

(5.) The site development concept plan identifies the boundaries of the dedicated tract within the development.

(6.) The deed of dedication for a public park(s) or public school use shall provide that in the event the property shall no longer be used for that purpose, it will revert to the trustees of the subdivision in which it is located as common land.

E. Community Character Development Standards.

(1.) Easements for utility or access purposes may cross any required landscape easement or buffer. If a utility or access easement runs generally parallel to and overlays a required landscape easement or buffer, the minimum required width of said required landscape easement or buffer, shall be increased by the width of the easement which overlays the required landscape easement or buffer.

- (2.) Sidewalks may be required as directed by the City of Chesterfield when all lots are one (1) acre or greater; when any lots are less than one (1) acre, sidewalks shall be required on one side of the street and shall be encouraged to "meander" from a straight path to reduce grading and save trees or to be provided in the form of pedestrian walkways linking primary activity centers or destinations. Sidewalks must be situated in a dedicated easement with access and working room to maintain the sidewalk and shall comply with all provisions of the Americans with Disabilities Act.
- (3.) Jogging trails shall be allowed in any open space or buffer area but must be coordinated with any Tree Preservation Plan.
- (4.) Natural features should be preserved at not less than the following levels:
 - (a.) Flood plains– Not less than eighty percent (80%) of all designated special flood hazard areas shall be preserved and shall remain undisturbed.
 - (b.) Steep slopes– Not less than seventy percent (70%) of all areas exceeding a thirty percent (30%) slope shall be preserved and shall remain undisturbed.
- (5.) Right-of-way grading. Lots which slope down from the right of way must have a minimum platform of four (4) feet of ground immediately adjacent to the edge of pavement which drains perpendicular and toward the pavement. Said platform shall be constructed at a grade of not less than two percent (2%) perpendicular to the pavement, except in areas adjacent to a storm sewer, where there must be a platform of not less than seven (7) feet from the edge of pavement at a grade not in excess of two percent (2%). For the purposes of this requirement, "adjacent to a storm sewer" shall mean within ten (10) feet, measured along the curb, from a storm sewer intake.
- (6.) Open swales, as opposed to enclosed systems, shall be permitted where appropriate as determined by the Department of Planning and Public Works.

Add Section 1003.109 "E-1/2" Estate Half Acre District

1. "E-1/2" Estate Half Acre District.

A. Purpose. The purpose of the "E-1/2" District (One-Half Acre) is to provide for the enhancement of residential development while preserving the community character of the area with well-buffered, well-landscaped neighborhoods, and to allow for such other residentially related uses which are compatible with the character of the district.

B. Uses. Permitted, conditional, and accessory land uses are permitted as follows:

(1.) **Permitted Uses:**

- (a.) Churches and other places of worship.
- (b.) Dwellings, single family detached.
- (c.) Dwellings, single family attached.
- (d.) Educational facilities-College/University, Primary/Secondary, Kindergarten or Nursery School.
- (e.) Home occupations.
- (f.) Local public utility facilities, provided that any installation other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls or any combination thereof; or
 - ii. Placed underground; or
 - iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
- (g.) Parks and Playgrounds.
- (h.) Public Safety Facility.
- (i.) Wildlife Reservation and Conservation Project.

(2.) **Conditional Uses.** The following uses may be permitted under conditions and requirements specified in Section 1003.181 of the Chesterfield City Code.

- (a.) Administrative offices for educational or religious facilities.
- (b.) Mortuaries and Cemeteries.
- (c.) Child Care Center, Nursery School, Day Care Home.

- (d.) Clubs or Community Centers.
- (e.) Group Living Facility.
- (f.) Nursing and group homes for the elderly.
- (g.) Hospitals and hospices.
- (h.) Local public utility facilities over sixty (60) feet in height and public utilities facilities.
- (i.) Group Residential Facility.
- (j.) Telecommunications Tower or Facility.
- (k.) Retreat center.
- (l.) Stables and Kennels.
- (m.) Satellite dishes (additional provisions in Section 1003.167.17 of the Chesterfield City Code)
- (n.) Sewage facilities, other than facilities permitted as an accessory use.
- (o.) Specialized private schools.
- (p.) Libraries.

(3.) **Accessory Land Uses:** Subject to compliance with the procedures of this section, accessory buildings, structures, and uses are permitted in conjunction with a permitted land use or (unless restricted by applicable condition) a conditional land use. This is permissible when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, and serves to further the successful utilization of the primary use. Accessory uses include the following:

- (a.) Devices for generation of energy, such as solar panels, wind generators, and similar devices;
- (b.) Individual sewage treatment facilities serving an individual dwelling, farm, or non-residential use, as approved by the appropriate regulatory agency. The sewage treatment facilities shall not exceed five thousand (5,000) gallons per day flow;
- (c.) Private stables, including an indoor riding arena. (Not permitted within one hundred (100) feet of any property line with all pasture areas fenced.)

C. Development Standards. The development criteria for the "E-1/2" Acre District shall be as follows:

(1.) Minimum lot area.

- (a.) The minimum lot size for residential uses shall be one half (1/2) acre.
- (b.) The density requirement for residential uses shall be one half (1/2) acre per home.
- (c.) The minimum lot size for attached single family homes shall be 15,000 square feet.
- (d.) The minimum lot area requirements for non-residential uses are listed below:

Use	Minimum Area
Administrative offices for educational or religious facilities	3 acres
Child Care Center, Nursery School, Day Care Home.	3 acres
Churches or other places of worship	3 acres
Group Living Facilities.	5 acres
Group Residential Facilities.	1/2 acre
Libraries.	4 acres
Local public utility facilities	10,000 sq. ft.
Sewage facilities	1 acre
Mortuary and Cemeteries. (also requires 200 ft. frontage on a State Road and adjacent to existing commercial district)	3 acres
Stables and Kennels	5 acres
Educational Facilities:	
Kindergarten	3 acres
Primary	5 acres
Junior High	10 acres
Senior High	20 acres
Collegiate/University	10 acres
All other non-residential uses	5 acres

(2.) Calculating lot size.

- (a.) Streets, public or private shall not be credited to the minimum lot size. All rights-of-ways and/or access easements shall not count towards minimum lot size.

(3.) Setbacks for residential uses.

- (a.) The minimum front yard setback from any local street shall be twenty (20) feet.

- (b.) The minimum rear yard setback from any local street shall be twenty (20) feet.
 - (c.) The minimum side yard setback from any property line shall be fifteen (15) feet.
 - (d.) The minimum setback between structures shall be thirty (30) feet.
 - (e.) The side yard setback may be reduced up to five (5) feet if the adjacent lot's neighboring side yard setback is increased by the same amount so the distance between structures remains at thirty (30) feet.
- (4.) Setbacks for non-residential uses.
- (a.) The minimum structure setback from collector or arterial street(s) is one hundred fifty (150) feet.
 - (b.) The minimum structure setback from other street(s) shall be one hundred (100) feet.
 - (c.) The minimum structure setback from any adjacent property line shall be seventy five (75) feet.
- (5.) Yard Exceptions.
- (a.) Ordinary projections of skylights, sills, belt courses, cornices and ornamental features shall not project more than twelve (12) inches over the setback;
 - (b.) Ordinary projections of chimneys and flues, not to exceed seventy-two (72) inches in width, shall not project more than twenty-four (24) inches over the setback;
 - (c.) Roof overhangs shall not project over eighteen (18) inches over the setback, except that roof overhangs on the south side of a building may project forty-eight (48) inches to a property line;
 - (d.) Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any yard except that the projection into the front yard shall not exceed ten (10) feet;
 - (e.) Air conditioning units may extend into side or rear yards a maximum of thirty (30) inches, with air conditioning units including mounting pedestals not to exceed forty-eight (48) inches in height above ground elevation within side or rear yards.

- (6.) Pavement and right-of-way width. Pavement and right-of-way widths shall be as specified in Section 1005.180 of the Chesterfield City Code. Parking, loading and internal drive requirements shall be compatible with the corresponding "R" Residence District or as directed by the Department of Planning and Public Works.
- (7.) Building height.
- (a.) The maximum building height shall be fifty (50) feet for all structures; residential and non-residential.
 - (b.) Church spires may extend to one hundred (100) feet.
 - (c.) Any non-residential structure, other than a public utility tower authorized by conditional use permit, which exceeds thirty (30) feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above thirty (30) feet.
- (8.) Floor Area Ratio. The maximum Floor Area Ratio (F.A.R.) for any single family detached structure is .30. F.A.R. is calculated as the total gross square footage of the building divided by the total land area of the site. When calculating the FAR the following items are included:
- (a.) The entire square footage of any single family detached residential structure, including but not limited to rooms, foyers, hallways, and areas for storage. This does not include basements and attics.
 - (b.) The entire square footage of any attached or detached garage.
 - (c.) The entire area of any other usable structure such as a guest houses, pool houses, or enclosed porches or patios and any other open areas of structures where such element is enclosed on three (3) or more sides or has two (2) walls and a solid roof.
 - (d.) Modification from the above referenced F.A.R. requirement may be reviewed and approved by the Planning Commission. The applicant shall submit a letter explaining what the F.A.R. requirement is, what the modification being requested is, and explain why the standard F.A.R. requirement cannot be met. Included with the request shall be a letter from the subdivision trustees and adjacent property owners.
- (9.) Parking and loading requirements. Off-street parking and loading requirements and setbacks for parking areas, loading spaces, and internal drives are set forth in Section 1003.165 of the Chesterfield City Code unless otherwise specified below.
- (a.) The minimum parking lot setback from any road shall be fifty (50) feet.

(b.) Parking lots shall be located at least fifty (50) feet further from any road than the structure is from said road.

(c.) No parking lots shall be located in any front, side, or rear yard setback.

(10.) Landscaping. Landscaping shall adhere to the City of Chesterfield Code.

(11.) Signs. Signs shall adhere to the Chesterfield City Code.

D. Dedications for Public Schools and Public Parks. Developments may include land designated for dedication for public school or public park use. Area designated for public school or public park purposes may be considered part of the gross acreage of the development in computing the maximum number of lots that may be created or dwelling units that may be authorized, provided that:

(1.) The area of the proposed development shall be at least thirty (30) acres in the case of a public school dedication and sixty (60) acres in the case of a public park dedication, unless otherwise authorized or required by the City of Chesterfield.

(2.) The proposed school site is compatible with a generalized plan for school locations published by the school district.

(3.) Prior to approval of a site development concept plan, a written agreement between the petitioner and the school district shall be submitted to the City of Chesterfield for review. This agreement shall indicate who is responsible for the installation of required improvements adjacent to or affecting the school site, and when the improvements will be installed.

(4.) The proposed site is dedicated to public school or park use in a manner approved by the City Attorney as to legal form prior to recording of the site development concept plan.

(5.) The site development concept plan identifies the boundaries of the dedicated tract within the development.

(6.) The deed of dedication for a public park(s) or public school use shall provide that in the event the property shall no longer be used for that purpose, it will revert to the trustees of the subdivision in which it is located as common land.

E. Community Character Development Standards.

(1.) Easements for utility or access purposes may cross any required landscape easement or buffer. If a utility or access easement runs generally parallel to and overlays a required landscape easement or buffer, the minimum required width of said required landscape easement or buffer, shall be increased by the width of the easement which overlays the required landscape easement or buffer.

- (2.) Sidewalks may be required as directed by the City of Chesterfield when all lots are one (1) acre or greater; when any lots are less than one (1) acre, sidewalks shall be required on one side of the street and shall be encouraged to "meander" from a straight path to reduce grading and save trees or to be provided in the form of pedestrian walkways linking primary activity centers or destinations. Sidewalks must be situated in a dedicated easement with access and working room to maintain the sidewalk and shall comply with all provisions of the Americans with Disabilities Act.
- (3.) Jogging trails shall be allowed in any open space or buffer area but must be coordinated with any Tree Preservation Plan.
- (4.) Natural features should be preserved at not less than the following levels:
 - (a.) Flood plains– Not less than eighty percent (80%) of all designated special flood hazard areas shall be preserved and shall remain undisturbed.
 - (b.) Steep slopes– Not less than seventy percent (70%) of all areas exceeding a thirty percent (30%) slope shall be preserved and shall remain undisturbed.
- (5.) Right-of-way grading. Lots which slope down from the right of way must have a minimum platform of four (4) feet of ground immediately adjacent to the edge of pavement which drains perpendicular and toward the pavement. Said platform shall be constructed at a grade of not less than two percent (2%) perpendicular to the pavement, except in areas adjacent to a storm sewer, where there must be a platform of not less than seven (7) feet from the edge of pavement at a grade not in excess of two percent (2%). For the purposes of this requirement, "adjacent to a storm sewer" shall mean within ten (10) feet, measured along the curb, from a storm sewer intake.
- (6.) Open swales, as opposed to enclosed systems, shall be permitted where appropriate as determined by the Department of Planning and Public Works.

Amendment to Section 1003.111 "R-1" Residence District Regulations.

1. "R-1" Residence District Regulations.

A. Purpose. The "R-1" District is established to provide for residential dwellings and uses, to allow for such other related uses which are of a residential nature and are compatible with the character of the district, and to provide district regulations and development requirements.

B. Uses. Permitted, conditional, and accessory land uses are permitted as follows:

(1.) **Permitted Uses:**

- (a.) Churches and other places of worship.
- (b.) Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses.
- (c.) Dwellings, single-family detached (including earth-sheltered).
- (d.) Educational Facilities-College/University, Primary/Secondary, Kindergarten or Nursery School.
- (e.) Farming.
- (f.) Golf courses
- (g.) Home occupations.
- (h.) Libraries.
- (i.) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - ii. Placed underground; or
 - iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning and Public Works for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning and Public Works.

(j.) Parks and Playgrounds.

(k.) Wildlife Reservation and Conservation Project.

(2.) **Conditional Uses.** The following uses may be permitted under conditions and requirements specified in Section 1003.181 of the Chesterfield City Code.

- (a.) Administrative offices and educational or religious facilities.
- (b.) Child Care Center, Nursery School, Day Care Home.
- (c.) Clubs or Community Centers.
- (d.) Group Residential Facilities.
- (e.) Group Living Facilities.
- (f.) Hospitals and hospices.
- (g.) Local public utility facilities over sixty (60) feet in height, and public utility facilities.
- (h.) Mortuaries and Cemeteries.
- (i.) Nursing homes and group homes for the elderly. (*See section D for design requirements for this use.)
- (j.) Public Safety Facilities.
- (k.) Retreats Center.
- (l.) Satellite dishes (additional provisions of Section 1003.167 of the Chesterfield City Code)
- (m.) Sewage treatment facilities, other than facilities permitted as an accessory use.
- (n.) Specialized private schools.

(3.) **Accessory Land Uses.** Subject to compliance with the procedures of this section, accessory buildings, structures, and uses are permitted in conjunction with a permitted land use or (unless restricted by applicable condition) a conditional land use. This is permissible when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, and serves to further the successful utilization of the primary use. Accessory uses include the following:

- (a.) Devices for the generation of energy, such as solar panels, wind generators, and similar devices.
- (b.) Individual sewage treatment facilities serving an individual dwelling or non-residential use, as approved by the appropriate regulatory

agency. The sewage treatment facilities shall not exceed five thousand (5,000) gallons per day flow.

- (c.) Private stables. (Not permitted within 100 feet of any property line with all pasture areas fenced).

C. Development Standards. Unless otherwise specified in a site specific ordinance, the development criteria for the "R-1" District shall be as follows:

(1.) Minimum lot area.

- (a.) The minimum lot size for residential uses shall be one (1) acre.
- (b.) The minimum lot area requirements for non-residential uses are listed below:

Use	Minimum Area
Administrative offices for educational or religious facilities	3 acres
Child Care Center, Nursery School, Day Care Home.	1 acre
Church and other places of worship	3 acres
Group Living Facilities	3 acres
Group Residential Facilities	1 acre
Libraries	3 acres
Local public utility facilities	10,000 sq ft
Mortuaries and Cemeteries. (also requires 200 ft. frontage on a State Road and adjacent to existing commercial district)	3 acres
Sewage treatment facilities	1 acre
Educational Facilities:	
Nursery or day nursery	1 acre
Kindergarten	3 acres
Primary	5 acres
Junior High	10 acres
Senior High	20 acres
Collegiate	10 acres
All other non residential uses	5 acres

- (c.) Any lot or tract of record on the effective date of this ordinance, which contains less than one (1) acre, may be used as a site for one single-family dwelling together with accessory structures and uses.
- (d.) Clubs or community centers as approved by the Planning Commission via a conditional use permit, may be established on tracts of land less than five (5) acres where the related parking needs, outdoor facilities, size of buildings, and maximum membership of the developments and uses are deemed consistent with the intensity of land use in the

neighborhood of the uses and developments. However, the minimum area for the conditional developments and uses shall not be less than one (1) acre.

- (e.) Police and fire stations as approved by the Planning Commission via a conditional use permit may be established on tracts of land less than five (5) acres, where the related parking needs, outdoor facilities, and size of buildings are deemed consistent with the intensity of land use in the neighborhood of these uses.
- (f.) No new lots shall be created of less than one (1) acre in area except for police stations and local public utility facilities. Lots less than one (1) acre, created for the above uses, shall not be used for any other use and, in the event the permitted use terminates, the lot shall be established as common ground for an adjacent development or combined with an adjacent parcel or parcels by means of a boundary adjustment. Prior to the approval of a subdivision record plat creating a lot of less than one (1) acre, a deed or other legal instrument must be approved by the City Attorney and recorded with the St. Louis County Recorder of Deeds, which guarantees the required transfer of the property in the event the permitted use is terminated, with a copy to be filed with the City of Chesterfield.
- (g.) Mechanical Sewage treatment facilities may be located on tracts of land less than one (1) acre in area where the facility is located on platted common land within a subdivision. The minimum lot area, however, shall in no case be less than ten thousand (10,000 square feet).
- (h.) Specialized private schools shall be located on a tract of land containing one (1) acre for each fifteen (15) pupils, but in no case less than five (5) acres, nor more than that required by the school land area requirements, as listed in the table above.

(2.) *Setbacks for residential and non-residential uses.*

- (a.) The minimum front yard setback from any roadway right-of-way line shall be thirty (30) feet.
- (b.) The minimum rear yard setback from any property line shall be fifteen (15) feet.
- (c.) The minimum side yard setback from any property line shall be fifteen (15) feet.
- (d.) In the event that greater than fifty percent (50%) of the existing dwelling structures on the same side of a street and in both directions from a lot, for a distance of five hundred (500) feet or to the nearest intersecting street, whichever distance is less, have a variation in front yard setbacks of no more than ten (10) feet, the required front

yard for that lot shall be the average setback of those structures. However, in no case shall any building be located closer than fifteen (15) feet from any roadway right-of-way line, nor shall a setback of greater than fifty (50) feet be required.

- (e.) Boundary walls, retaining walls, or fences, six (6) feet or less in height, are allowed within the minimum yard requirements.

(3.) Yard Exceptions.

- (a.) Ordinary projections of skylights, sills, belt courses, cornices and ornamental features shall not project more than twelve (12) inches over the setback;
- (b.) Ordinary projections of chimneys and flues, not to exceed seventy-two (72) inches in width, shall not project more than twenty-four (24) inches over the setback;
- (c.) Roof overhangs shall not project over eighteen (18) inches over the setback, except that roof overhangs on the south side of a building may project forty-eight (48) inches to a property line;
- (d.) Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any yard except that the projection into the front yard shall not exceed ten (10) feet;
- (e.) Air conditioning units may extend into side or rear yards a maximum of thirty (30) inches, with air conditioning units including mounting pedestals not to exceed forty-eight (48) inches in height above ground elevation within side or rear yards.

(4.) Pavement and lot widths.

- (a.) Pavement and right-of-way widths shall be as specified in Section 1005.180 of the Chesterfield City Code.
- (b.) If a lot of record existing on the effective date of this ordinance has a width of sixty (60) feet or less, the side yard on each side of any structure erected on such lot may be reduced to a width of not less than ten percent (10%) of the width of the lot, but in no instances shall such yard be less than five (5) feet in width.

- (5.) Corner lots. Notwithstanding any other provision of this City Code, on corner lots, no structure or plant material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the site distance triangle.

(6.) Height.

- (a.) No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed three (3) stories or forty-five (45) feet in height, whichever is less.
- (b.) All other structures, other than a public utility tower authorized by a conditional use permit, shall not exceed sixty (60) feet in height above the average finished ground elevation at the perimeter of such structure; except that the height of structures may be further restricted as provided in the Chesterfield City Code "Air Navigation Space Regulations".
- (c.) Public utility towers may be erected to any height not in conflict with the provisions of the Chesterfield City Code, "Air Navigation Space Regulations".
- (d.) Any non-residential structure, other than a public utility tower authorized by a conditional use permit, which exceeds thirty (30) feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above thirty (30) feet.

(7.) Floor Area Ratio. The maximum Floor Area Ratio (F.A.R.) for any single family detached structure is .30. F.A.R. is calculated as the total gross square footage of the building divided by the total land area of the site. When calculating the FAR the following items are included:

- (a.) The entire square footage of any single family detached residential structure, including but not limited to rooms, foyers, hallways, and areas for storage. This does not include basements and attics.
- (b.) The entire square footage of any attached or detached garage.
- (c.) The entire area of any other usable structure such as a guest houses, pool houses, or enclosed porches or patios and any other open areas of structures where such element is enclosed on three (3) or more sides or has two (2) walls and a solid roof.
- (d.) Modification from the above referenced F.A.R. requirement may be reviewed and approved by the Planning Commission. The applicant shall submit a letter explaining what the F.A.R. requirement is, what the modification being requested is, and explain why the standard F.A.R. requirement cannot be met. Included with the request shall be a letter from the subdivision trustees and adjacent property owners.

(8.) Lighting. Light standards for street lighting or at points of ingress and egress, but not including parking lot lighting, are allowed within the minimum front yard setback when approved by the Department of Planning and Public Works. Light standards for parking lot lighting are

allowed no closer than ten (10) feet of any side or rear yard line which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District.

- (9.) Landscaping. Landscaping shall adhere to the Chesterfield City Code.
- (10.) Signs. Signs shall adhere to the Chesterfield City Code. Permitted information signs, six (6) feet or less in height, are allowed within the minimum front yard setback. Permitted directional signs, three (3) feet or less in height are allowed within the minimum front yard setback.
- (11.) Off-street parking and loading requirements. Off-street parking and loading requirements and setbacks for parking areas, loading spaces and internal drives shall comply with the Chesterfield City Code.
- (12.) All uses shall operate in conformity with the appropriate performance standards contained in Chesterfield City Code.

D. Density, height and yard requirements for Nursing Homes.

- (1.) Densities of self-care units shall not exceed ten (10) units per acre.
- (2.) No building within a nursing home development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, which ever is less.
- (3.) No building within a nursing home development shall be allowed within a minimum of fifty (50) feet of any property line.
- (4.) Accessory commercial uses in the form of limited service and retail commercial uses, not to exceed five percent (5%) of the total gross floor area of the self-care building or buildings, excluding garages, to be located within one (1) self-care building, shall be permitted in conjunction with existing nursing homes with a minimum of one hundred (100) beds and fifty (50) self-care units. There shall be no indication, through signs or other devices on the exterior that such commercial uses are in existence. Uses authorized may include a financial facility, excluding drive-up and external walk-up facilities, barber and beauty shop, food or drug store, laundry or dry-cleaning pick-up, and newspaper stand and card shop.

E. Development Standards for Residential Substance Abuse Treatment Centers.

- (1.) Densities shall not exceed eight (8) resident patients and two (2) house parents or support staff, per facility for lots less than five (5) acres.
- (2.) No building when a residential substance abuse treatment facility development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.

- (3.) No building within a residential substance abuse treatment facility development shall be allowed within a minimum of fifty (50) feet of any property line.
- (4.) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.

draft

Amendment to Section 1003.112 "R-1A" Residence District Regulations.

1. "R-1A" Residence District Regulations.

A. Purpose. The "R-1A" District is established to provide for residential dwellings and uses, to allow for such other related uses which are of a residential nature and are compatible with the character of the district, and to provide district regulations and development requirements.

B. Uses. Permitted, conditional, and accessory land uses are permitted as follows:

(1.) **Permitted Uses:**

- (a.) Churches and other places of worship.
- (b.) Dwellings, single-family detached.
- (c.) Educational Facilities-College/University, Primary/Secondary, Kindergarten or Nursery School.
- (d.) Golf courses
- (e.) Home occupations.
- (f.) Libraries.
- (g.) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - ii. Placed underground; or
 - iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning and Public Works for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning and Public Works.

- (h.) Parks and Playgrounds.
- (i.) Wildlife Reservation and Conservation Project.

(2.) **Conditional Uses.** The following uses may be permitted under conditions and requirements specified in Section 1003.181 of the Chesterfield City Code.

- (a.) Administrative offices and educational or religious facilities.

- (b.) Child Care Center, Nursery School, Day Care Home.
- (c.) Clubs or Community Centers.
- (d.) Group Residential Facilities.
- (e.) Group Living Facilities.
- (f.) Hospitals and hospices.
- (g.) Local public utility facilities over sixty (60) feet in height, and public utility facilities.
- (h.) Mortuaries and Cemeteries.
- (i.) Nursing homes and group homes for the elderly. (*See section D for design requirements for this use.)
- (j.) Public Safety Facilities.
- (k.) Retreats Center.
- (l.) Satellite dishes (additional provisions of Section 1003.167 of the Chesterfield City Code)
- (m.) Sewage treatment facilities, other than facilities permitted as an accessory use.
- (n.) Specialized private schools.

(3.) **Accessory Land Uses.** Subject to compliance with the procedures of this section, accessory buildings, structures, and uses are permitted in conjunction with a permitted land use or (unless restricted by applicable condition) a conditional land use. This is permissible when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, and serves to further the successful utilization of the primary use. Accessory uses include the following:

- (a.) Devices for the generation of energy, such as solar panels, wind generators, and similar devices.
- (b.) Individual sewage treatment facilities serving an individual dwelling or non-residential use, as approved by the appropriate regulatory agency. The sewage treatment facilities shall not exceed five thousand (5,000) gallons per day flow.
- (c.) Private stables. (Not permitted within 100 feet of any property line with all pasture areas fenced).

C. *Development Standards.* Unless otherwise specified in a site specific ordinance, the development criteria for the "R-1A" District shall be as follows:

(1.) *Minimum lot area.*

- (a.) The minimum lot size for residential uses shall be 22,000 square feet.
- (b.) The minimum lot area requirements for non residential uses are listed below:

USE	MINIMUM LOT SIZE
Administrative offices for educational or religious facilities	3 acres
Child Care Center, Nursery School, Day Care Home.	30,000 sq.ft.
Churches and other places of worship	3 acres
Group Living Facilities	3 acres
Group Residential Facilities	1 acre
Library	3 acres
Local public utility facilities	10,000 sq ft
Mortuaries and cemeteries. (also requires 200 ft. frontage on State Rd and adjacent to existing commercial district)	3 acres
Sewage treatment facilities	1 acre
Educational Facilities:	
Nursery or day nursery	1 acre
Kindergarten	3 acres
Primary	5 acres
Junior High	10 acres
Senior High	20 acres
Collegiate	10 acres
All other non residential uses	5 acres

- (c.) Any lot or tract of record on the effective date of this ordinance, which contains less than 22,000 square feet, may be used as a site for one single-family dwelling together with accessory structures and uses.
- (d.) Clubs or community centers as approved by the Planning Commission via a conditional use permit, may be established on tracts of land less than five (5) acres where the related parking needs, outdoor facilities, size of buildings, and maximum membership of the developments and uses are deemed consistent with the intensity of land use in the neighborhood of the uses and developments. However, the minimum tract area for the conditional developments and uses shall not be less than 22,000 square feet.
- (e.) Police and fire stations as approved by the Planning Commission via a conditional use permit may be established on tracts of less than five

(5) acres, where the related parking needs, outdoor facilities, and size of buildings are deemed consistent with the intensity of land use in the neighborhood of these uses.

- (f.) No new lots shall be created of less than one (1) acre in area except for police stations and local public utility facilities. Lots of less one (1) acre, created for the above uses, shall not be used for any other use and, in the event the permitted use terminates, the lot shall be established as common ground for an adjacent development or combined with an adjacent parcel or parcels by means of a boundary adjustment. Prior to the approval of a subdivision record plat creating a lot of less than one (1) acre, a deed or other legal instrument must be approved by the City Attorney and recorded with the St. Louis County Recorder of Deeds, which guarantees the required transfer of the property in the event the permitted use is terminated, with a copy to be filed with the City of Chesterfield.
- (g.) Mechanical Sewage treatment facilities may be located on tracts of land less than 22,000 square feet in area where the facility is located on platted common land within a subdivision. The minimum lot area, however, shall in no case be less than ten thousand (10,000 square feet).
- (h.) Specialized private schools shall be located on a tract of land containing one (1) acre for each fifteen (15) pupils, but in no case less than five (5) acres, nor more than that required by the school land area requirements, as listed in the table above.

(2.) Setbacks for residential and non-residential uses.

- (a.) The minimum front yard setback from any roadway right-of-way line shall be twenty five (25) feet.
- (b.) The minimum rear yard setback from any property line shall be twelve (12) feet.
- (c.) The minimum side yard setback from any property line shall be fifteen (15) feet.
- (d.) In the event that greater than fifty percent (50%) of the existing dwelling structures on the same side of a street and in both directions from a lot, for a distance of five hundred (500) feet or to the nearest intersecting street, whichever distance is less, have a variation in front yard setbacks of no more than ten (10) feet, the required front yard for that lot shall be the average setback of those structures. However, in no case shall any building be located closer than fifteen (15) feet from any roadway right-of-way line, nor shall a setback of greater than fifty (50) feet be required.

- (e.) Boundary walls, retaining walls, or fences, six (6) feet or less in height, are allowed within the minimum yard requirements.

(3.) Yard Exceptions.

- (a.) Ordinary projections of skylights, sills, belt courses, cornices and ornamental features shall not project more than twelve (12) inches over the setback;
- (b.) Ordinary projecting of chimneys and flues, not to exceed seventy-two (72) inches in width, shall not project more than twenty-four (24) inches over the setback;
- (c.) Roof overhangs shall not project over eighteen (18) inches over the setback, except that roof overhangs on the south side of a building may project forty-eight (48) inches to a property line;
- (d.) Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any yard except that the projection into the front yard shall not exceed ten (10) feet;
- (e.) Air conditioning units may extend into side or rear yards a maximum of thirty (30) inches, with air conditioning units including mounting pedestals not to exceed forty-eight (48) inches in height above ground elevation within side or rear yards.

(4.) Pavement and lot widths.

- (a.) Pavement and right-of-way widths shall be as specified in Section 1005.180 of the Chesterfield City Code.
- (b.) If a lot of record existing on the effective date of this ordinance has a width of seventy (70) feet or less, the side yard on each side of any structure erected on such lot may be reduced to a width of not less than ten percent (10%) of the width of the lot, but in no instances shall such yard be less than five (5) feet in width.

(5.) Corner lots. Notwithstanding any other provision of this City Code, on corner lots, no structure or plant material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the site distance triangle.

(6.) Height.

- (a.) No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed three (3) stories or forty-five (45) feet in height, whichever is less.

- (b.) All other structures, other than a public utility tower authorized by a conditional use permit, shall not exceed sixty (60) feet in height above the average finished ground elevation at the perimeter of such structure; except that the height of structures may be further restricted as provided in the Chesterfield City Code "Air Navigation Space Regulations".
 - (c.) Public utility towers may be erected to any height not in conflict with the provisions of the Chesterfield City Code, "Air Navigation Space Regulations"
 - (d.) Any non-residential structure, other than a public utility tower authorized by a conditional use permit, which exceeds thirty (30) feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above thirty (30) feet.
- (7.) Floor Area Ratio. The maximum Floor Area Ratio (F.A.R.) for any single family detached structure is .30. F.A.R. is calculated as the total gross square footage of the building divided by the total land area of the site. When calculating the FAR the following items are included:
- (a.) The entire square footage of any single family detached residential structure, including but not limited to rooms, foyers, hallways, and areas for storage. This does not include basements and attics.
 - (b.) The entire square footage of any attached or detached garage.
 - (c.) The entire area of any other usable structure such as a guest houses, pool houses, or enclosed porches or patios and any other open areas of structures where such element is enclosed on three (3) or more sides or has two (2) walls and a solid roof.
 - (d.) Modification from the above referenced F.A.R. requirement may be reviewed and approved by the Planning Commission. The applicant shall submit a letter explaining what the F.A.R. requirement is, what the modification being requested is, and explain why the standard F.A.R. requirement cannot be met. Included with the request shall be a letter from the subdivision trustees and adjacent property owners.
- (8.) Lighting. Light standards for street lighting or at points of ingress and egress, but not including parking lot lighting, are allowed within the minimum front yard setback when approved by the Department of Planning and Public Works. Light standards for parking lot lighting are allowed no closer than ten (10) feet of any side or rear yard line which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" District.
- (9.) Landscaping. Landscaping shall adhere to the Chesterfield City Code.

- (10.) Signs. Signs shall adhere to the Chesterfield City Code. Permitted information signs, six (6) feet or less in height, are allowed within the minimum front yard setback. Permitted directional signs, three (3) feet or less in height are allowed within the minimum front yard setback.
- (11.) Off-street parking and loading requirements. Off-street parking and loading requirements and setbacks for parking areas, loading spaces and internal drives shall comply with the Chesterfield City Code "Off Street Parking and Loading Requirements".
- (12.) All uses shall operate in conformity with the appropriate performance standards contained in Chesterfield City Code, "Zoning Performance Standard Regulations".

D. Development Standards for Nursing Homes.

- (1.) No building within a nursing home development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, which ever is less.
- (2.) No building within a nursing home development shall be allowed within a minimum of fifty (50) feet of any property line.
- (3.) Accessory commercial uses in the form of limited service and retail commercial uses, not to exceed five percent (5%) of the total gross floor area of the self-care building or buildings, excluding garages, to be located within one self-care building, shall be permitted in conjunction with existing nursing homes with a minimum of one hundred (100) beds and fifty (50) self-care units. There shall be no indication, through signs or other devices on the exterior that such commercial uses are in existence. Uses authorized may include a financial facility, excluding drive-up and external walk-up facilities, barber and beauty shop, floor or drug store, laundry or dry-cleaning pick-up, and newspaper stand and card shop.

E. Development Standards for Residential Substance Abuse Treatment Centers.

- (1.) Densities shall not exceed eight (8) resident patients and two (2) house parents or support staff, per facility for lots less than five (5) acres.
- (2.) No building when a residential substance abuse treatment facility development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.
- (3.) No building within a residential substance abuse treatment facility development shall be allowed within a minimum of fifty (50) feet of any property line.

- (4.) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.

draft

Amendment to Section 1003.113 "R-2" Residence District Regulations.

1. "R-2" Residence District Regulations.

A. Purpose. The "R-2" District is established to provide for residential dwellings and uses, to allow for such other related uses which are of a residential nature and are compatible with the character of the district, and to provide district regulations and development requirements.

B. Uses. Permitted, conditional, and accessory land uses are permitted as follows:

(1.) **Permitted Uses:**

- (a.) Churches and other places of worship.
- (b.) Dwellings, single-family detached.
- (c.) Educational Facilities-College/University, Primary/Secondary, Kindergarten or Nursery School.
- (d.) Golf courses
- (e.) Home occupations.
- (f.) Libraries.
- (g.) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - ii. Placed underground; or
 - iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning and Public Works for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning and Public Works.

- (h.) Parks and Playgrounds.
- (i.) Wildlife Reservation and Conservation Project.

(2.) **Conditional Uses.** The following uses may be permitted under conditions and requirements specified in Section 1003.181 of the Chesterfield City Code.

- (a.) Administrative offices and educational or religious facilities.

- (b.) Child Care Center, Nursery School, Day Care Home.
- (c.) Clubs or Community Centers.
- (d.) Group Residential Facilities.
- (e.) Group Living Facilities.
- (f.) Hospitals and hospices.
- (g.) Local public utility facilities over sixty (60) feet in height, and public utility facilities.
- (h.) Mortuaries and Cemeteries.
- (i.) Nursing homes and group homes for the elderly. (*See section D for design requirements for this use.)
- (j.) Public Safety Facilities.
- (k.) Retreats Center.
- (l.) Satellite dishes (additional provisions of Section 1003.167 of the Chesterfield City Code)
- (m.) Sewage treatment facilities, other than facilities permitted as an accessory use.
- (n.) Specialized private schools.

(3.) **Accessory Land Uses.** Subject to compliance with the procedures of this section, accessory buildings, structures, and uses are permitted in conjunction with a permitted land use or (unless restricted by applicable condition) a conditional land use. This is permissible when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, and serves to further the successful utilization of the primary use. Accessory uses include the following:

- (a.) Devices for the generation of energy, such as solar panels, wind generators, and similar devices.
- (b.) Individual sewage treatment facilities serving an individual dwelling or non-residential use, as approved by the appropriate regulatory agency. The sewage treatment facilities shall not exceed five thousand (5,000) gallons per day flow.
- (c.) Private stables. (Not permitted within 100 feet of any property line with all pasture areas fenced).

C. *Development Standards.* Unless otherwise specified in a site specific ordinance, the development criteria for the "R-2" District shall be as follows:

(1.) *Minimum lot area.*

- (a.) The minimum lot size for residential uses shall be 15,000 square feet.
- (b.) The minimum lot area requirements for non residential uses are listed below:

USE	MINIMUM LOT SIZE
Child Care Center, Nursery School, Day Care Home.	30,000 sq ft
Churches and other places of worship	3 acres
Group residential facilities	3 acres
Group living facilities	15,000 sq ft
Library	1 acre
Local public utility facilities	10,000 sq ft
Mortuaries and Cemeteries(also requires 200 ft. frontage on State Rd and adjacent to existing commercial district)	3 acres
Educational Facilities: Nursery or day nursery Kindergarten Primary Junior High Senior High Collegiate	15,000 sq ft 1 acre 5 acres 10 acres 20 acres 10 acres
All other non residential uses	5 acres

- (c.) Any lot or tract of record on the effective date of this ordinance, which contains less than fifteen thousand (15,000) square feet, may be used as a site for one single-family dwelling together with accessory structures and uses.
- (d.) Clubs or Community Centers, as approved by the Planning Commission via a conditional use permit, may be established on tracts of land less than five (5) acres where the related parking needs, outdoor facilities, size of buildings, and maximum membership of the developments and uses are deemed consistent with the intensity of land use in the neighborhood of the uses and developments. However, the minimum tract area for the conditional developments and uses shall not be less than fifteen thousand (15,000) square feet.
- (e.) Police and fire stations as approved by the Planning Commission via a conditional use permit may be established on tracts of less than five (5) acres, where the related parking needs, outdoor facilities, and size of buildings are deemed consistent with the intensity of land use in the neighborhood of these uses.

- (f.) No new lots shall be created of less than fifteen thousand (15,000) square feet in area except for police stations and local public utility facilities. Lots of less than fifteen thousand (15,000) square feet, created for the above uses, shall not be used for any other use and, in the event the permitted use terminates, the lot shall be established as common ground for an adjacent development or combined with an adjacent parcel or parcels by means of a boundary adjustment. Prior to the approval of a subdivision record plat creating a lot of less than fifteen thousand (15,000) square feet, a deed or other legal instrument must be approved by the City Attorney and recorded with the St. Louis County Recorder of Deeds, which guarantees the required transfer of the property in the event the permitted use is terminated, with a copy to be filed with the City of Chesterfield.

(2.) Setbacks for residential and non-residential uses.

- (a.) The minimum front yard setback from any roadway right-of-way line shall be twenty-five (25) feet.
- (b.) The minimum rear yard setback from any property line shall be fifteen (15) feet.
- (c.) The minimum side yard setback from any property line shall be ten (10) feet.
- (d.) In the event that greater than fifty percent (50%) of the existing dwelling structures on the same side of a street and in both directions from a lot, for a distance of five hundred (500) feet or to the nearest intersecting street, whichever distance is less, have a variation in front yard setbacks of no more than ten (10) feet, the required front yard for that lot shall be the average setback of those structures. However, in no case shall any building be located closer than fifteen (15) feet from any roadway right-of-way line, nor shall a setback of greater than fifty (50) feet be required.
- (e.) Boundary walls, retaining walls, or fences, six (6) feet or less in height, are allowed within the minimum yard requirements.

(3.) Yard Exceptions.

- (a.) Ordinary projections of skylights, sills, belt courses, cornices and ornamental features shall not project more than twelve (12) inches over the setback;
- (b.) Ordinary projecting of chimneys and flues, not to exceed seventy-two (72) inches in width, shall not project more than twenty-four (24) inches over the setback;

- (c.) Roof overhangs shall not project over eighteen (18) inches over the setback, except that roof overhangs on the south side of a building may project forty-eight (48) inches to a property line;
 - (d.) Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any yard except that the projection into the front yard shall not exceed ten (10) feet;
 - (e.) Air conditioning units may extend into side or rear yards a maximum of thirty (30) inches, with air conditioning units including mounting pedestals not to exceed forty-eight (48) inches in height above ground elevation within side or rear yards.
- (4.) Pavement and lot widths.
- (a.) Pavement and right-of-way widths shall be as specified in Section 1005.180 of the Chesterfield City Code.
 - (b.) If a lot of record existing on the effective date of this ordinance has a width of sixty (60) feet or less, the side yard on each side of any structure erected on such lot may be reduced to a width of not less than ten percent (10%) of the width of the lot, but in no instances shall such yard be less than five (5) feet in width.
- (5.) Corner lots. Notwithstanding any other provision of this City Code, on corner lots, no structure or plant material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the site distance triangle.
- (6.) Height.
- (a.) No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed three (3) stories or forty-five (45) feet in height, whichever is less.
 - (b.) All other structures, other than a public utility tower authorized by a conditional use permit, shall not exceed sixty (60) feet in height above the average finished ground elevation at the perimeter of such structure; except that the height of structures may be further restricted as provided in Section 1003.161 of the Chesterfield City Code.
 - (c.) Any non-residential structure, other than a public utility tower authorized by a conditional use permit, which exceeds thirty (30) feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above thirty (30) feet.
- (7.) Floor Area Ratio. The maximum Floor Area Ratio (F.A.R.) for any single family detached structure is .35. F.A.R. is calculated as the total gross

square footage of the building divided by the total land area of the site. When calculating the FAR the following items are included:

- (a.) The entire square footage of any single family detached residential structure, including but not limited to rooms, foyers, hallways, and areas for storage. This does not include basements and attics.
 - (b.) The entire square footage of any attached or detached garage.
 - (c.) The entire area of any other usable structure such as a guest houses, pool houses, or enclosed porches or patios and any other open areas of structures where such element is enclosed on three (3) or more sides or has two (2) walls and a solid roof.
 - (d.) Modification from the above referenced F.A.R. requirement may be reviewed and approved by the Planning Commission. The applicant shall submit a letter explaining what the F.A.R. requirement is, what the modification being requested is, and explain why the standard F.A.R. requirement cannot be met. Included with the request shall be a letter from the subdivision trustees and adjacent property owners.
- (8.) Lighting. Light standards for street lighting or at points of ingress and egress, but not including parking lot lighting, are allowed within the minimum front yard setback when approved by the Department of Planning and Public Works. Light standards for parking lot lighting are allowed no closer than ten (10) feet of any side or rear yard line which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" District.
- (9.) Landscaping. Landscaping shall adhere to the Chesterfield City Code.
- (10.) Signs. Signs shall adhere to the Chesterfield City Code. Permitted information signs, six (6) feet or less in height, are allowed within the minimum front yard setback. Permitted directional signs, three (3) feet or less in height are allowed within the minimum front yard setback.
- (11.) Off-street parking and loading requirements. Off-street parking and loading requirements and setbacks for parking areas, loading spaces and internal drives shall comply with the Chesterfield City Code.
- (12.) All uses shall operate in conformity with the appropriate performance standards contained in Section 1003.163 of the Chesterfield City Code.

D. Development Standards for Nursing Homes.

- (1.) Densities of self-care units shall not exceed fifteen (15) units per acre.
- (2.) No building within a nursing home development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, which ever is less.

- (3.) No building within a nursing home development shall be allowed within a minimum of fifty (50) feet of any property line.
- (4.) Accessory commercial uses in the form of limited service and retail commercial uses, not to exceed five percent (5%) of the total gross floor area of the self-care building or buildings, excluding garages, to be located within one self-care building, shall be permitted in conjunction with existing nursing homes with a minimum of one hundred (100) beds and fifty (50) self-care units. There shall be no indication, through signs or other devices on the exterior that such commercial uses are in existence. Uses authorized may include a financial facility, excluding drive-up and external walk-up facilities, barber and beauty shop, florist or drug store, laundry or dry-cleaning pick-up, and newspaper stand and card shop.

E. *Development Standards for Residential Substance Abuse Treatment Centers.*

- (1.) Densities shall not exceed eight (8) resident patients and two (2) house parents or support staff, per facility for lots less than five (5) acres.
- (2.) No building when a residential substance abuse treatment facility development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.
- (3.) No building within a residential substance abuse treatment facility development shall be allowed within a minimum of fifty (50) feet of any property line.
- (4.) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.

Amendment to Section 1003.115 "R-3" Residence District Regulations.

1. "R-3" Residence District Regulations.

A. Purpose. The "R-3" District is established to provide for residential dwellings and uses, to allow for such other related uses which are of a residential nature and are compatible with the character of the district, and to provide district regulations and development requirements.

B. Uses. Permitted, conditional, and accessory land uses are permitted as follows:

(1.) **Permitted Uses:**

- (a.) Churches and other places of worship.
- (b.) Dwellings, single-family detached.
- (c.) Educational Facilities-College/University, Primary/Secondary, Kindergarten or Nursery School.
- (d.) Golf courses.
- (e.) Home occupations.
- (f.) Libraries.
- (g.) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - ii. Placed underground; or
 - iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning and Public Works for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning and Public Works.

(h.) Parks and Playgrounds.

(i.) Public Safety Facilities.

(2.) **Conditional Uses.** The following uses may be permitted under conditions and requirements specified in Section 1003.181 of the Chesterfield City Code.

(a.) Administrative offices and educational or religious facilities.

- (b.) Child Care Center, Nursery School, Day Care Home.
- (c.) Clubs or Community Centers.
- (d.) Group Residential Facilities.
- (e.) Group Living Facilities.
- (f.) Hospitals and hospices.
- (g.) Local public utility facilities over sixty (60) feet in height, and public utility facilities.
- (h.) Mortuaries and Cemeteries.
- (i.) Mobile Home Parks.
- (j.) Nursing homes and group homes for the elderly. (*See section D for design requirements for this use).
- (k.) Retreats Center.
- (l.) Satellite dishes (additional provisions of Section 1003.167 of the Chesterfield City Code).
- (m.) Sewage treatment facilities, other than facilities permitted as an accessory use.
- (n.) Specialized private schools.

(3.) **Accessory Land Uses.** Subject to compliance with the procedures of this section, accessory buildings, structures, and uses are permitted in conjunction with a permitted land use or (unless restricted by applicable condition) a conditional land use. This is permissible when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, and serves to further the successful utilization of the primary use. Accessory uses include the following:

- (a.) Devices for the generation of energy, such as solar panels, wind generators, and similar devices.
- (b.) Individual sewage treatment facilities serving an individual dwelling or non-residential use, as approved by the appropriate regulatory agency. The sewage treatment facilities shall not exceed five thousand (5,000) gallons per day flow.

C. Development Standards. Unless otherwise specified in a site specific ordinance, the development criteria for the "R-3" District shall be as follows:

(1.) Minimum lot area.

- (a.) The minimum lot size for residential uses shall be 10,000 square feet.
- (b.) The minimum lot area requirements for non residential uses are listed below:

USE	MINIMUM LOT SIZE
Child Care Center, Nursery School, Day Care Home.	30,000 sq ft
Churches and other places of worship	1 acre
Group Residential Facilities	3 acres
Group Living Facilities	10,000 sq ft
Library	1 acre
Local public utility facilities	10,000 sq ft
Mortuary and cemeteries. (also requires 200 ft. frontage on State Rd and adjacent to existing commercial district)	3 acres
Mobile Home Parks	20 acres with an average of at least 10,000 sq. ft. per unit
Educational Facilities:	
Nursery or day nursery	15,000 sq ft
Kindergarten	1 acre
Primary	5 acres
Junior High	10 acres
Senior High	20 acres
Collegiate	10 acres
All other non residential uses	5 acres

- (c.) Any lot or tract of record on the effective date of this ordinance, which contains less than ten thousand (10,000) square feet, may be used as a site for one single-family dwelling together with accessory structures and uses.
- (d.) Clubs or Community Centers, as approved by the Planning Commission via a conditional use permit, may be established on tracts of land less than five (5) acres where the related parking needs, outdoor facilities, size of buildings, and maximum membership of the developments and uses are deemed consistent with the intensity of land use in the neighborhood of the uses and developments. However, the minimum tract area for the conditional developments and uses shall not be less than ten thousand (10,000) square feet.
- (e.) Specialized private schools shall be located on a tract land containing one acre for each fifteen (15) pupils, but in no case less than five (5) acres, nor more than that required by the school land area requirements, as listed in section b. above.

(2.) Setbacks for residential and non-residential uses.

- (a.) The minimum front yard setback from any roadway right-of way line shall be twenty (20) feet.
- (b.) The minimum rear yard setback from any property line shall be fifteen (15) feet.
- (c.) The minimum side yard setback from any property line shall be eight (8) feet.
- (d.) In the event that greater than fifty percent (50%) of the existing dwelling structures on the same side of a street and in both directions from a lot, for a distance of five hundred (500) feet or to the nearest intersecting street, whichever distance is less, have a variation in front yard setbacks of no more than ten (10) feet, the required front yard for that lot shall be the average setback of those structures. However, in no case shall any building be located closer than fifteen (15) feet from any roadway right-of-way line, nor shall a setback of greater than fifty (50) feet be required.
- (e.) Boundary walls, retaining walls, or fences, six (6) feet or less in height, are allowed within the minimum yard requirements.

(3.) Yard Exceptions.

- (a.) Ordinary projections of skylights, sills, belt courses, cornices and ornamental features shall not project more than twelve (12) inches over the setback.
- (b.) Ordinary projecting of chimneys and flues, not to exceed seventy-two (72) inches in width, shall not project more than twenty-four (24) inches over the setback.
- (c.) Roof overhangs shall not project over eighteen (18) inches over the setback, except that roof overhangs on the south side of a building may project forty-eight (48) inches to a property line.
- (d.) Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any yard except that the projection into the front yard shall not exceed ten (10) feet.
- (e.) Air conditioning units may extend into side or rear yards a maximum of thirty (30) inches, with air conditioning units including mounting pedestals not to exceed forty-eight (48) inches in height above ground elevation within side or rear yards.

(4.) Pavement and lot widths.

- (a.) Pavement and right-of-way widths shall be as specified in Section 1005.180 of the Chesterfield City Code.
- (b.) If a lot of record existing on the effective date of this ordinance has a width of sixty (60) feet or less, the side yard on each side of any structure erected on such lot may be reduced to a width of not less than ten percent (10%) of the width of the lot, but in no instances shall such yard be less than five (5) feet in width.

(5.) Corner lots. Notwithstanding any other provision of this City Code, on corner lots, no structure or plant material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the site distance triangle.

(6.) Height.

- (a.) No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed three (3) stories or forty-five (45) feet in height, whichever is less.
- (b.) All other structures, other than a public utility tower authorized by a conditional use permit, shall not exceed sixty (60) feet in height above the average finished ground elevation at the perimeter of such structure; except that the height of structures may be further restricted as provided in Section 1003.161 of the Chesterfield City Code.
- (c.) Any non-residential structure, other than a public utility tower authorized by a conditional use permit, which exceeds thirty (30) feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above thirty (30) feet.

(7.) Floor Area Ratio. The maximum Floor Area Ratio (F.A.R.) for any single family detached structure is .35. F.A.R. is calculated as the total gross square footage of the building divided by the total land area of the site. When calculating the FAR the following items are included:

- (a.) The entire square footage of any single family detached residential structure, including but not limited to rooms, foyers, hallways, and areas for storage. This does not include basements and attics.
- (b.) The entire square footage of any attached or detached garage.
- (c.) The entire area of any other usable structure such as a guest houses, pool houses, or enclosed porches or patios and any other open areas of structures where such element is enclosed on three (3) or more sides or has two (2) walls and a solid roof.

- (d.) Modification from the above referenced F.A.R. requirement may be reviewed and approved by the Planning Commission. The applicant shall submit a letter explaining what the F.A.R. requirement is, what the modification being requested is, and explain why the standard F.A.R. requirement cannot be met. Included with the request shall be a letter from the subdivision trustees and adjacent property owners.
- (8.) Lighting. Light standards for street lighting or at points of ingress and egress, but not including parking lot lighting, are allowed within the minimum front yard setback when approved by the Department of Planning and Public Works. Light standards for parking lot lighting are allowed no closer than ten (10) feet of any side or rear yard line which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" District.
- (9.) Landscaping. Landscaping shall adhere to the Chesterfield City Code.
- (10.) Signs. Signs shall adhere to the sign regulations in Section 1003.168 of the Chesterfield City Code. Permitted information signs, six (6) feet or less in height, are allowed within the minimum front yard setback. Permitted directional signs, three (3) feet or less in height are allowed within the minimum front yard setback.
- (11.) Off-street parking and loading requirements. Off-street parking and loading requirements and setbacks for parking areas, loading spaces and internal drives are set forth in Section 1003.165 of the Chesterfield City Code.
- (12.) All uses shall operate in conformity with the appropriate performance standards contained in Section 1003.163 of the Chesterfield City Code.
- D. Development Standards for Nursing Homes.
- (1.) Densities of self-care units shall not exceed fifteen (15) units per acre.
- (2.) No building within a nursing home development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.
- (3.) No building within a nursing home development shall be allowed within a minimum of fifty (50) feet of any property line.
- (4.) Accessory commercial uses in the form of limited service and retail commercial uses, not to exceed five percent (5%) of the total gross floor area of the self-care building or buildings, excluding garages, to be located within one self-care building, shall be permitted in conjunction with existing nursing homes with a minimum of one hundred (100) beds and fifty (50) self-care units. There shall be no indication, through signs or other devices on the exterior that such commercial uses are in

existence. Uses authorized may include a financial facility, excluding drive-up and external walk-up facilities, barber and beauty shop, floor or drug store, laundry or dry-cleaning pick-up, and newspaper stand and card shop.

E. *Development Standards for Residential Substance Abuse Treatment Centers.*

- (1.) Densities shall not exceed eight (8) resident patients and two (2) house parents or support staff, per facility for lots less than five (5) acres.
- (2.) No building when a residential substance abuse treatment facility development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.
- (3.) No building within a residential substance abuse treatment facility development shall be allowed within a minimum of fifty (50) feet of any property line.
- (4.) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.

Amendment to Section 1003.117 "R-4" Residence District Regulations.

1. "R-4" Residence District Regulations.

A. Purpose. The "R-4" District is established to provide for residential dwellings and uses, to allow for such other related uses which are of a residential nature and are compatible with the character of the district, and to provide district regulations and development requirements.

B. Uses. Permitted, conditional, and accessory land uses are permitted as follows:

(1.) Permitted Uses:

- (a.) Churches and other places of worship.
- (b.) Dwellings, single-family detached.
- (c.) Educational Facilities-College/University, Primary/Secondary, Kindergarten or Nursery School.
- (d.) Home occupations.
- (e.) Libraries.
- (f.) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - ii. Placed underground; or
 - iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning and Public Works for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning and Public Works.

- (g.) Parks and Playgrounds.
- (h.) Public Safety Facilities.

(2.) **Conditional Uses.** The following uses may be permitted under conditions and requirements specified in Section 1003.181 of the Chesterfield City Code.

- (a.) Administrative offices and educational or religious facilities.
- (b.) Child Care Center, Nursery School, Day Care Home.

- (c.) Clubs or Community Centers.
- (d.) Group Residential Facilities.
- (e.) Group Living Facilities.
- (f.) Golf courses.
- (g.) Hospitals and hospices.
- (h.) Local public utility facilities over sixty (60) feet in height, and public utility facilities.
- (i.) Mortuaries and Cemeteries.
- (j.) Nursing homes and group homes for the elderly. (*See section D for design requirements for this use).
- (k.) Retreats Center.
- (l.) Satellite dishes (additional provisions of Section 1003.167 of the Chesterfield City Code).
- (m.) Sewage treatment facilities, other than facilities permitted as an accessory use.
- (n.) Specialized private schools.

(3.) **Accessory Land Uses.** Subject to compliance with the procedures of this section, accessory buildings, structures, and uses are permitted in conjunction with a permitted land use or (unless restricted by applicable condition) a conditional land use. This is permissible when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, and serves to further the successful utilization of the primary use. Accessory uses include the following:

- (a.) Devices for the generation of energy, such as solar panels, wind generators, and similar devices.
- (b.) Individual sewage treatment facilities serving an individual dwelling or non-residential use, as approved by the appropriate regulatory agency. The sewage treatment facilities shall not exceed five thousand (5,000) gallons per day flow.

D. Development Standards. Unless otherwise specified in a site specific ordinance, the development criteria for the "R-4" District shall be as follows:

(1.) Minimum lot area.

- (a.) The minimum lot size for residential uses shall be 7,500 square feet.
- (b.) The minimum lot area requirements for non residential uses are listed below:

USE	MINIMUM LOT SIZE
Child Care Center, Nursery School, Day Care Home.	30,000 sq ft
Churches and other places of worship	1/2 acre
Group Residential Facilities	3 acres
Group Living Facilities	7,500 sq ft
Library	1 acre
Local public utility facilities	7,500 sq ft
Mortuaries and Cemeteries. (also requires 200 ft. frontage on State Rd and adjacent to existing commercial district)	3 acres
Police station	10,000 sq ft
Educational Facilities: Nursery or day nursery Kindergarten Primary Junior High Senior High Collegiate	15,000 sq ft 1 acre 5 acres 10 acres 20 acres 10 acres
All other non residential uses.	5 acres

- (c.) Any lot or tract of record on the effective date of this ordinance, which contains less than 7,500 square feet, may be used as a site for one single-family dwelling together with accessory structures and uses.
- (d.) Clubs or Community Centers as approved by the Planning Commission via a conditional use permit, may be established on tracts of land less than five (5) acres where the related parking needs, outdoor facilities, size of buildings, and maximum membership of the developments and uses are deemed consistent with the intensity of land use in the neighborhood of the uses and developments. However, the minimum tract area for the conditional developments and uses shall not be less than seven thousand five hundred (7,500) square feet.

(2.) Setbacks for residential and non-residential uses.

- (a.) The minimum front yard setback from any roadway right-of-way line shall be twenty (20) feet.

- (b.) The minimum rear yard setback from any property line shall be fifteen (15) feet.
- (c.) The minimum side yard setback from any property line shall be six (6) feet.
- (d.) In the event that greater than fifty percent (50%) of the existing dwelling structures on the same side of a street and in both directions from a lot, for distance of five hundred (500) feet or to the nearest intersecting street, whichever distance is less, have a variation in front yard setbacks of no more than ten (10) feet, the required front yard for that lot shall be the average setback of those structures. However, in no case shall any building be located closer than fifteen (15) feet from any roadway right-of-way line, nor shall a setback of greater than fifty (50) feet be required.
- (e.) Boundary walls, retaining walls, or fences, six (6) feet or less in height, are allowed within the minimum yard requirements.
- (f.) Parking lots for five (5) or more vehicles, loading spaces, or internal drives serving said parking lots or loading spaces, except ingress and egress drives, shall be set back a minimum of twenty (20) feet from any roadway right-of-way line and ten (10) feet from any adjoining property in a "PS", "NU", or "R" District. No setback is required from adjoining properties in a "C" or "M" District unless required by the conditions of a conditional use permit.

(3.) Yard Exceptions.

- (a.) Ordinary projections of skylights, sills, belt courses, cornices and ornamental features shall not project more than twelve (12) inches over the setback;
- (b.) Ordinary projecting of chimneys and flues, not to exceed seventy-two (72) inches in width, shall not project more than twenty-four (24) inches over the setback;
- (c.) Roof overhangs shall not project over eighteen (18) inches over the setback, except that roof overhangs on the south side of a building may project forty-eight (48) inches to a property line;
- (d.) Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any yard except that the projection into the front yard shall not exceed ten (10) feet;
- (e.) Air conditioning units may extend into side or rear yards a maximum of thirty (30) inches, with air conditioning units including mounting pedestals not to exceed forty-eight (48) inches in height above ground elevation within side or rear yards.

(4.) Pavement and lot widths.

- (a.) Pavement and right-of-way widths shall be as specified in Section 1005.180 of the Chesterfield City Code.
- (b.) If a lot of record existing on the effective date of this ordinance has a width of sixty (60) feet or less, the side yard on each side of any structure erected on such lot may be reduced to a width of not less than ten (10) percent of the width of the lot, but in no instances shall such yard be less than five (5) feet in width.

(5.) Corner lots. Notwithstanding any other provision of this City Code, on corner lots, no structure or plan material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the site distance triangle.

(6.) Height.

- (a.) No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed three (3) stories or forty-five (45) feet in height, whichever is less.
- (b.) All other structures, other than a public utility tower authorized by a conditional use permit, shall not exceed sixty (60) feet in height above the average finished ground elevation at the perimeter of such structure; except that the height of structures may be further restricted as provided in Section 1003.161 of the Chesterfield City Code.
- (c.) Any non-residential structure, other than a public utility tower authorized by a conditional use permit, which exceeds thirty (30) feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above thirty (30) feet.

(7.) Floor Area Ratio. The maximum Floor Area Ratio (F.A.R.) for any single family detached structure is .35. F.A.R. is calculated as the total gross square footage of the building divided by the total land area of the site. When calculating the FAR the following items are included:

- (a.) The entire square footage of any single family detached residential structure, including but not limited to rooms, foyers, hallways, and areas for storage. This does not include basements and attics.
- (b.) The entire square footage of any attached or detached garage.
- (c.) The entire area of any other usable structure such as a guest houses, pool houses, or enclosed porches or patios and any other open areas of structures where such element is enclosed on three (3) or more sides or has two (2) walls and a solid roof.

- (d.) Modification from the above referenced F.A.R. requirement may be reviewed and approved by the Planning Commission. The applicant shall submit a letter explaining what the F.A.R. requirement is, what the modification being requested is, and explain why the standard F.A.R. requirement cannot be met. Included with the request shall be a letter from the subdivision trustees and adjacent property owners.
 - (8.) Lighting. Light standards for street lighting or at points of ingress and egress, but not including parking lot lighting, are allowed within the minimum front yard setback when approved by the Department of Planning and Public Works. Light standards for parking lot lighting are allowed no closer than ten (10) feet of any side or rear yard line which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" District.
 - (9.) Landscaping. Landscaping shall adhere to the landscaping regulations in the City of Chesterfield Tree Manual.
 - (10.) Signs. Signs shall adhere to the sign regulations in Section 1003.168 of the Chesterfield City Code. Permitted information signs, six (6) feet or less in height, are allowed within the minimum front yard setback. Permitted directional signs, three (3) feet or less in height are allowed within the minimum front yard setback.
 - (11.) Off-street parking and loading requirements.
 - (a.) Off-street parking and loading requirements and setbacks for parking areas, loading spaces and internal drives are set forth in Section 1003.165 of the Chesterfield City Code.
 - (b.) Parking shall be screened from any adjoining property in a "PS", "NU", or "R" District using fences, berms, or landscaping.
 - (12.) All uses shall operate in conformity with the appropriate performance standards contained in Section 1003.163 of the Chesterfield City Code.
- D. Development Standards for Nursing Homes.
- (1.) Densities of self-care units shall not exceed twenty (20) units per acre.
 - (2.) No building within a nursing home development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.
 - (3.) No building within a nursing home development shall be allowed within a minimum of fifty (50) feet of any property line.
 - (4.) Accessory commercial uses in the form of limited service and retail commercial uses, not to exceed five percent (5%) of the total gross floor area of the self-care building or buildings, excluding garages, to be

located within one self-care building, shall be permitted in conjunction with existing nursing homes with a minimum of one hundred (100) beds and fifty (50) self-care units. There shall be no indication, through signs or other devices on the exterior that such commercial uses are in existence. Uses authorized may include a financial facility, excluding drive-up and external walk-up facilities, barber and beauty shop, floor or drug store, laundry or dry-cleaning pick-up, and newspaper stand and card shop.

E. *Development Standards for Residential Substance Abuse Treatment Centers.*

- (1.) Densities shall not exceed eight (8) resident patients and two (2) house parents or support staff, per facility for lots less than five (5) acres.
- (2.) No building when a residential substance abuse treatment facility development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.
- (3.) No building within a residential substance abuse treatment facility development shall be allowed within a minimum of fifty (50) feet of any property line.
- (4.) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.

Amendment to Section 1003.119 "R-5" Residence District Regulations.

1. "R-5" Residence District Regulations.

A. Purpose. The "R-5" District is established to provide for residential dwellings and uses, to allow for such other related uses which are of a residential nature and are compatible with the character of the district, and to provide district regulations and development requirements.

B. Uses. Permitted, conditional, and accessory land uses are permitted as follows:

(1.) Permitted Uses:

- (a.) Churches and other places of worship.
- (b.) Dwellings, single-family attached.
- (c.) Dwellings, single-family detached.
- (d.) Educational Facilities-College/University, Primary/Secondary, Kindergarten or Nursery School.
- (e.) Home occupations.
- (f.) Libraries.
- (g.) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - ii. Placed underground; or
 - iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning and Public Works for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning and Public Works.

(h.) Parks and Playgrounds.

(i.) Public Safety Facilities.

(2.) **Conditional Uses.** The following uses may be permitted under conditions and requirements specified in Section 1003.181 of the Chesterfield City Code.

(a.) Administrative offices and educational or religious facilities.

- (b.) Child Care Center, Nursery School, Day Care Home.
- (c.) Clubs or Community Centers.
- (d.) Group Residential Facilities.
- (e.) Group Living Facilities.
- (f.) Golf courses.
- (g.) Hospitals and hospices.
- (h.) Local public utility facilities over sixty (60) feet in height, and public utility facilities.
- (i.) Mortuaries and Cemeteries.
- (j.) Nursing homes and group homes for the elderly. (*See section D for design requirements for this use).
- (k.) Retreats Center.
- (l.) Satellite dishes (additional provisions of Section 1003.167 of the Chesterfield City Code).
- (m.) Sewage treatment facilities, other than facilities permitted as an accessory use.
- (n.) Specialized private schools.

(3.) **Accessory Land Uses.** Subject to compliance with the procedures of this section, accessory buildings, structures, and uses are permitted in conjunction with a permitted land use or (unless restricted by applicable condition) a conditional land use. This is permissible when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, and serves to further the successful utilization of the primary use. Accessory uses include the following:

- (a.) Devices for the generation of energy, such as solar panels, wind generators, and similar devices.
- (b.) Individual sewage treatment facilities serving an individual dwelling or non-residential use, as approved by the appropriate regulatory agency. The sewage treatment facilities shall not exceed five thousand (5,000) gallons per day flow.

C. Development Standards. Unless otherwise specified in a site specific ordinance, the development criteria for the "R-5" District shall be as follows:

(1.) Minimum lot area.

- (a.) The minimum lot size for residential uses shall be 6,000 square feet.
- (b.) The minimum lot area requirements for non residential uses are listed below:

USE	MINIMUM LOT SIZE
Child Care Center, Nursery School, Day Care Home.	30,000 sq ft
Churches and other places of worship	1/2 acre
Group Living Facilities	3 acres
Fire station	1/2 acre
Group Residential Facilities	6,000 sq ft
Library	1 acre
Local public utility facilities	6,000 sq ft
Mortuaries and cemeteries. (also requires 200 ft. frontage on State Rd and adjacent to existing commercial district)	3 acres
Police station	10,000 sq ft
Educational Facilities:	
Nursery or day nursery	15,000 sq ft
Kindergarten	1 acre
Primary	5 acres
Junior High	10 acres
Senior High	20 acres
Collegiate	10 acres
All other non residential uses	5 acres

- (c.) Any lot or tract of record on the effective date of this ordinance, which contains less than 6,000 square feet, may be used as a site for one single-family dwelling together with accessory structures and uses.
- (d.) Clubs or Community Centers, as approved by the Planning Commission via a conditional use permit, may be established on tracts of land less than five (5) acres where the related parking needs, outdoor facilities, size of buildings, and maximum membership of the developments and uses are deemed consistent with the intensity of land use in the neighborhood of the uses and developments. However, the minimum tract area for the conditional developments and uses shall not be less than 6,000 square feet.
- (e.) Specialized private schools shall be located on a tract land containing one acre for each fifteen (15) pupils, but in no case less than five (5) acres, nor more than that required by the school land area requirements, as listed in section (b.) above.

(2.) Setbacks for residential and non-residential uses.

- (a.) The minimum front yard setback from any roadway right-of-way line shall be twenty (20) feet.
- (b.) Side yard.
 - i. No structure except single family attached dwellings and detached garages accessory to unattached single-family dwellings shall be allowed within six (6) feet of any side property line.
 - ii. Unattached sides of single family attached dwellings shall be a minimum of six (6) feet from any side property.
 - iii. Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any side property line.
- (c.) Rear yard.
 - i. No structure, except single-family attached dwellings and detached garages accessory to unattached single-family dwellings, shall be allowed within fifteen (15) feet of any rear property line.
 - ii. Unattached sides of single-family attached dwellings shall be a minimum of fifteen (15) feet from any rear property line.
 - iii. Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any rear property line.
- (d.) In the event that greater than fifty percent (50%) of the existing dwelling structures on the same side of a street and in both directions from a lot, for distance of five hundred (500) feet or to the nearest intersecting street, whichever distance is less, have a variation in front yard setbacks of no more than ten (10) feet, the required front yard for that lot shall be the average setback of those structures. However, in no case shall any building be located closer than fifteen (15) feet from any roadway right-of-way line, nor shall a setback of greater than fifty (50) feet be required.
- (e.) Boundary walls, retaining walls, or fences, six (6) feet or less in height, are allowed within the minimum yard requirements.
- (f.) Parking lots for five (5) or more vehicles, loading spaces, or internal drives serving said parking lots or loading spaces, except ingress and egress drives, shall be set back a minimum of twenty (20) feet from any roadway right-of-way line and ten (10) feet from any adjoining property in a "PS", "NU", or "R" District. No setback is required from adjoining properties in a "C" or "M" District unless required by the conditions of a conditional use permit.

(3.) Yard Exceptions.

- (a.) Ordinary projections of skylights, sills, belt courses, cornices and ornamental features shall not project more than twelve (12) inches over the setback;
- (b.) Ordinary projecting of chimneys and flues, not to exceed seventy-two (72) inches in width, shall not project more than twenty-four (24) inches over the setback;
- (c.) Roof overhangs shall not project over eighteen (18) inches over the setback, except that roof overhangs on the south side of a building may project forty-eight (48) inches to a property line;
- (d.) Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any yard except that the projection into the front yard shall not exceed ten (10) feet;
- (e.) Air conditioning units may extend into side or rear yards a maximum of thirty (30) inches, with air conditioning units including mounting pedestals not to exceed forty-eight (48) inches in height above ground elevation within side or rear yards.

(4.) Pavement and lot widths.

- (a.) Pavement and right-of-way widths shall be as specified in Section 1005.180 of the Chesterfield City Code.
- (b.) If a lot of record existing on the effective date of this ordinance has a width of sixty (60) feet or less, the side yard on each side of any structure erected on such lot may be reduced to a width of not less than ten (10) percent of the width of the lot, but in no instances shall such yard be less than five (5) feet in width.

(5.) Corner lots. Notwithstanding any other provision of this City Code, on corner lots, no structure or plan material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the site distance triangle.

(6.) Height.

- (a.) No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed three (3) stories or forty-five (45) feet in height, whichever is less.
- (b.) All other structures, other than a public utility tower authorized by a conditional use permit, shall not exceed sixty (60) feet in height above the average finished ground elevation at the perimeter of such

structure; except that the height of structures may be further restricted as provided in Section 1003.161 of the Chesterfield City Code.

- (c.) Any non-residential structure, other than a public utility tower authorized by a conditional use permit, which exceeds thirty (30) feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above thirty (30) feet.
- (7.) Floor Area Ratio. The maximum Floor Area Ratio (F.A.R.) for any single family detached structure is .40. F.A.R. is calculated as the total gross square footage of the building divided by the total land area of the site. When calculating the FAR the following items are included:
- (a.) The entire square footage of any single family detached residential structure, including but not limited to rooms, foyers, hallways, and areas for storage. This does not include basements and attics.
 - (b.) The entire square footage of any attached or detached garage.
 - (c.) The entire area of any other usable structure such as a guest houses, pool houses, or enclosed porches or patios and any other open areas of structures where such element is enclosed on three (3) or more sides or has two (2) walls and a solid roof.
 - (d.) Modification from the above referenced F.A.R. requirement may be reviewed and approved by the Planning Commission. The applicant shall submit a letter explaining what the F.A.R. requirement is, what the modification being requested is, and explain why the standard F.A.R. requirement cannot be met. Included with the request shall be a letter from the subdivision trustees and adjacent property owners.
- (7.) Lighting. Light standards for street lighting or at points of ingress and egress, but not including parking lot lighting, are allowed within the minimum front yard setback when approved by the Department of Planning and Public Works. Light standards for parking lot lighting are allowed no closer than ten (10) feet of any side or rear yard line which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" District.
- (8.) Landscaping. Landscaping shall adhere to the landscaping regulations in the Chesterfield City Code.
- (9.) Signs. Signs shall adhere to the sign regulations in Section 1003.168 of the Chesterfield City Code. Permitted information signs, six (6) feet or less in height, are allowed within the minimum front yard setback. Permitted directional signs, three (3) feet or less in height are allowed within the minimum front yard setback.

(10.) Off-street parking and loading requirements.

- (a.) Off-street parking and loading requirements and setbacks for parking areas, loading spaces and internal drives are set forth in Section 1003.165 of the Chesterfield City Code.
 - (b.) Parking shall be screened from any adjoining property in a "PS", "NU", or "R" District using fences, berms, or landscaping.
- (11.) All uses shall operate in conformity with the appropriate performance standards contained in Section 1003.163 of the Chesterfield City Code.

D. Development Standards for Nursing Homes.

- (1.) Densities of self-care units shall not exceed twenty (20) units per acre.
- (2.) No building within a nursing home development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.
- (3.) Accessory commercial uses in the form of limited service and retail commercial uses, not to exceed five percent (5%) of the total gross floor area of the self-care building or buildings, excluding garages, to be located within one self-care building, shall be permitted in conjunction with existing nursing homes with a minimum of one hundred (100) beds and fifty (50) self-care units. There shall be no indication, through signs or other devices on the exterior that such commercial uses are in existence. Uses authorized may include a financial facility, excluding drive-up and external walk-up facilities, barber and beauty shop, floor or drug store, laundry or dry-cleaning pick-up, and newspaper stand and card shop.
- (4.) No building within a nursing home development shall be allowed within a minimum of fifty (50) feet of any property line.

E. Development Standards for Residential Substance Abuse Treatment Centers.

- (1.) Densities shall not exceed eight (8) resident patients and two (2) house parents or support staff, per facility for lots less than five (5) acres.
- (2.) No building when a residential substance abuse treatment facility development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.
- (3.) No building within a residential substance abuse treatment facility development shall be allowed within a minimum of fifty (50) feet of any property line.

- (4.) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.

draft

Amendment to Section 1003.120A "R-6A" Residence District Regulations.

1. "R-6A" Residence District Regulations.

A. Purpose. The "R-6A" District is established to provide for residential dwellings and uses, to allow for such other related uses which are of a residential nature and are compatible with the character of the district, and to provide district regulations and development requirements.

B. Uses. Permitted, conditional, and accessory land uses are permitted as follows:

(1.) **Permitted Uses:**

- (a.) Churches and other places of worship.
- (b.) Dwellings, multiple family, row houses, and other group house arrangements of attached or detached buildings.
- (c.) Dwellings, single-family detached.
- (d.) Educational Facilities-College/University, Primary/Secondary, Kindergarten or Nursery School.
- (e.) Home occupations.
- (f.) Libraries.
- (g.) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - ii. Placed underground; or
 - iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning and Public Works for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning and Public Works.

- (h.) Parks and Playgrounds.
- (i.) Public Safety Facilities.

(2.) **Conditional Uses.** The following uses may be permitted under conditions and requirements specified in Section 1003.181 of the Chesterfield City Code.

- (a.) Administrative offices and educational or religious facilities.

- (b.) Child Care Center, Nursery School, Day Care Home.
- (c.) Clubs or Community Centers.
- (d.) Group Residential Facilities.
- (e.) Group Living Facilities.
- (f.) Golf courses.
- (g.) Hospitals and hospices.
- (h.) Local public utility facilities over sixty (60) feet in height, and public utility facilities.
- (i.) Mortuaries and Cemeteries.
- (j.) Nursing homes and group homes for the elderly. (*See section D for design requirements for this use).
- (k.) Retreats Center.
- (l.) Satellite dishes (additional provisions of Section 1003.167 of the Chesterfield City Code).
- (m.) Sewage treatment facilities, other than facilities permitted as an accessory use.
- (n.) Specialized private schools.

(3.) **Accessory Land Uses.** Subject to compliance with the procedures of this section, accessory buildings, structures, and uses are permitted in conjunction with a permitted land use or (unless restricted by applicable condition) a conditional land use. This is permissible when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, and serves to further the successful utilization of the primary use. Accessory uses include the following:

- (a.) Devices for the generation of energy, such as solar panels, wind generators, and similar devices.
- (b.) Individual sewage treatment facilities serving an individual dwelling or non-residential use, as approved by the appropriate regulatory agency. The sewage treatment facilities shall not exceed five thousand (5,000) gallons per day flow.

C. Development Standards. Unless otherwise specified in a site specific ordinance, the development criteria for the "R-6A" District shall be as follows:

(1.) Minimum lot area.

- (a.) The minimum lot size for single family dwellings shall be 4,500 square feet.
- (b.) The minimum lot size for two-family dwellings shall be 4,500 square feet per unit.
- (c.) The minimum lot size for three-family dwellings shall be 4,000 square feet per unit.
- (d.) The minimum lot size for multiple family dwelling shall be 4,000 square feet
- (e.) The minimum lot area requirements for non residential uses are listed below:

USE	MINIMUM LOT SIZE
Churches and other places of worship	½ acre
Child care center, nursery school, day care home.	4,500 sq ft
Group living facilities	3 acres
Fire station	½ acre
Group residential facilities	4,500 sq ft
Library	½ acre
Local public utility facilities	10,000 sq ft
Mortuaries and cemeteries. (also requires 200 ft. frontage on State Rd and adjacent to existing commercial district)	3 acres
Police station	10,000 sq ft
Residential substance abuse treatment facilities* (See Section E. for specific requirements)	3 acres (5 acres for a facility of more than 8 resident patients.)
Educational facilities:	
Nursery or day nursery	15,000 sq ft
Kindergarten	1 acre
Primary	5 acres
Junior High	10 acres
Senior High	20 acres
Collegiate	10 acres
All other non residential uses	5 acres

- (f.) Any lot or tract of record on the effective date of this ordinance, which contains less than 4,500 square feet, may be used as a site for one single-family dwelling together with accessory structures and uses.

- (g.) Clubs or community centers, as approved by the Planning Commission via a conditional use permit, may be established on tracts of land less than five (5) acres where the related parking needs, outdoor facilities, size of buildings, and maximum membership of the developments and uses are deemed consistent with the intensity of land use in the neighborhood of the uses and developments. However, the minimum tract area for the conditional developments and uses shall not be less than 10,000 square feet.
- (h.) Specialized private schools shall be located on a tract land containing one acre for each fifteen (15) pupils, but in no case less than five (5) acres, nor more than that required by the school land area requirements, as listed in section b. above.

(2.) Setbacks for residential and non-residential uses.

- (a.) The minimum front yard setback from any roadway right-of-way line shall be twenty (20) feet.

(b.) Side yard.

- i. No single-family dwelling or unattached side of an attached single-family dwelling or structure accessory to a single-family or attached single-family dwelling except as noted shall be allowed within five (5) feet of any side property line.
- ii. Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any side property line.
- iii. No other structure shall be allowed within ten (10) feet of any side property line.

(c.) Rear yard.

- i. No structure, except single-family attached dwellings and detached garages accessory to unattached single-family dwellings, shall be allowed within fifteen (15) feet of any rear property line.
- ii. Unattached sides of single-family attached dwellings shall be a minimum of fifteen (15) feet from any rear property line.
- iii. Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any rear property line.

- (d.) In the event that greater than fifty percent (50%) of the existing dwelling structures on the same side of a street and in both directions from a lot, for distance of five hundred (500) feet or to the nearest intersecting street, whichever distance is less, have a variation in front yard setbacks of no more than ten (10) feet, the required front yard for that lot shall be the average setback of those structures. However, in no case shall any building be located closer than fifteen

(15) feet from any roadway right-of-way line, nor shall a setback of greater than fifty (50) feet be required.

- (e.) Boundary walls, retaining walls, or fences, six (6) feet or less in height, are allowed within the minimum yard requirements.
- (f.) Parking lots for five (5) or more vehicles, loading spaces, or internal drives, serving said parking lots or loading spaces, except ingress and egress drives, shall be set back a minimum of twenty (20) feet from any roadway right-of-way line and ten (10) feet from any adjoining property in a "PS", "NU", or "R" District. No setback is required from adjoining properties in a "C" or "M" District unless required by the conditions of a conditional use permit.
- (g.) Setback between buildings. No wall of any separate (detached) structure, other than a single-family or structures accessory to a single-family dwelling, shall be located closer to any wall of another structure than as set out in the following table:

Wall	Setback			
	Front	Side	Rear	Walls of detached accessory building.
Front	50 ft. plus additional 10 ft. for each story over 2 stories.	30 ft. except 20 ft. if side wall has no windows	100 ft.	30 ft.
Side	30 ft. (20 ft. if side wall has no windows)	20 ft.	30 ft.	10 ft.
Rear	100 ft.	30 ft.	50 ft.	20 ft.

*Any dimension given above shall include the side yard required for a single-family dwelling, when any described wall faces the side lot of any separately owned property, whether or not any structure is located on said property.

(3.) Yard Exceptions.

- (a.) Ordinary projections of skylights, sills, belt courses, cornices and ornamental features shall not project more than twelve (12) inches over the setback;
- (b.) Ordinary projecting of chimneys and flues, not to exceed seventy-two (72) inches in width, shall not project more than twenty-four (24) inches over the setback;
- (c.) Roof overhangs shall not project over eighteen (18) inches over the setback, except that roof overhangs on the south side of a building may project forty-eight (48) inches to a property line;

- (d.) Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any yard except that the projection into the front yard shall not exceed ten (10) feet;
 - (e.) Air conditioning units may extend into side or rear yards a maximum of thirty (30) inches, with air conditioning units including mounting pedestals not to exceed forty-eight (48) inches in height above ground elevation within side or rear yards.
- (4.) Pavement and lot widths.
- (a.) Pavement and right-of-way widths shall be as specified in Section 1005.180 of the Chesterfield City Code.
 - (b.) If a lot of record existing on the effective date of this ordinance has a width of sixty (60) feet or less, the side yard on each side of any structure erected on such lot may be reduced to a width of not less than ten (10) percent of the width of the lot, but in no instances shall such yard be less than five (5) feet in width.
- (5.) Corner lots. Notwithstanding any other provision of this City Code, on corner lots, no structure or plan material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the site distance triangle.
- (6.) Height.
- (a.) No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed four (4) stories in height including any basement dwelling space.
 - (b.) All other structures, other than a public utility tower authorized by a conditional use permit, shall not exceed sixty (60) feet in height above the average finished ground elevation at the perimeter of such structure; except that the height of structures may be further restricted as provided in Section 1003.161 of the Chesterfield City Code.
 - (c.) Any non-residential structure, other than a public utility tower authorized by a conditional use permit, which exceeds thirty (30) feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above thirty (30) feet.
- (7.) Floor Area Ratio. The maximum Floor Area Ratio (F.A.R.) for any single family detached structure is .40. F.A.R. is calculated as the total gross square footage of the building divided by the total land area of the site. When calculating the FAR the following items are included:

- (a.) The entire square footage of any single family detached residential structure, including but not limited to rooms, foyers, hallways, and areas for storage. This does not include basements and attics.
 - (b.) The entire square footage of any attached or detached garage.
 - (c.) The entire area of any other usable structure such as a guest houses, pool houses, or enclosed porches or patios and any other open areas of structures where such element is enclosed on three (3) or more sides or has two (2) walls and a solid roof.
 - (d.) Modification from the above referenced F.A.R. requirement may be reviewed and approved by the Planning Commission. The applicant shall submit a letter explaining what the F.A.R. requirement is, what the modification being requested is, and explain why the standard F.A.R. requirement cannot be met. Included with the request shall be a letter from the subdivision trustees and adjacent property owners.
- (8.) Lighting. Light standards for street lighting or at points of ingress and egress, but not including parking lot lighting, are allowed within the minimum front yard setback when approved by the Department of Planning and Public Works. Light standards for parking lot lighting are allowed no closer than ten (10) feet of any side or rear yard line which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" District.
- (9.) Landscaping. Landscaping shall adhere to the landscaping regulations in the Chesterfield City Code.
- (10.) Signs. Signs shall adhere to the sign regulations in Section 1003.168 of the Chesterfield City Code. Permitted information signs, six (6) feet or less in height, are allowed within the minimum front yard setback. Permitted directional signs, three (3) feet or less in height are allowed within the minimum front yard setback.
- (11.) Off-street parking and loading requirements.
- (a.) Off-street parking and loading requirements and setbacks for parking areas, loading spaces and internal drives are set forth in Section 1003.165 of the Chesterfield City Code.
 - (b.) Parking shall be screened from any adjoining property in a "PS", "NU", or "R" District using fences, berms, or landscaping.
- (12.) All uses shall operate in conformity with the appropriate performance standards contained in Section 1003.163 of the Chesterfield City Code.

D. Development Standards for Nursing Homes.

- (1.) Densities of self-care units shall not exceed twenty-five (25) units per acre.
- (2.) No building within a nursing home development shall exceed a height of four (4) stories or sixty (60) feet above the average ground elevation at the perimeter of the building, whichever is less.
- (3.) Accessory commercial uses in the form of limited service and retail commercial uses, not to exceed five percent (5%) of the total gross floor area of the self-care building or buildings, excluding garages, to be located within one self-care building, shall be permitted in conjunction with existing nursing homes with a minimum of one hundred (100) beds and fifty (50) self-care units. There shall be no indication, through signs or other devices on the exterior that such commercial uses are in existence. Uses authorized may include a financial facility, excluding drive-up and external walk-up facilities, barber and beauty shop, floor or drug store, laundry or dry-cleaning pick-up, and newspaper stand and card shop.
- (4.) No building within a nursing home development shall be allowed within a minimum of thirty (30) feet of any property line.

E. Development Standards for Residential Substance Abuse Treatment Centers.

- (1.) Densities shall not exceed eight (8) resident patients and two (2) house parents or support staff, per facility for lots less than five (5) acres.
- (2.) No building when a residential substance abuse treatment facility development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.
- (3.) No building within a residential substance abuse treatment facility development shall be allowed within a minimum of fifty (50) feet of any property line.
- (4.) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.

F. Development standards for Multi-Family, Row Houses, or Group Homes.

- (1.) The following development standards are minimum requirements and may be made more restrictive in the conditions of the ordinance governing the particular district:

TABLE 1: DEVELOPMENT STANDARDS	
Open Space	40%
Building Setback	Shall be as required in the underlying zoning district.
Building Height	Shall be as required in the underlying zoning district.
Parking	Zoning Ordinance Section 1003.165

* Tandem Parking is defined as a parking space within a group of two or more parking spaces arranged one behind the other. Each car must be able to enter and exit a parking space independently of the movement of any other vehicle.

draft

Amendment to Section 1003.120A "R-6AA" Residence District Regulations.

1. "R-6AA" Residence District Regulations.

A. Purpose. The "R-6AA" District is established to provide for residential dwellings and uses, to allow for such other related uses which are of a residential nature and are compatible with the character of the district, and to provide district regulations and development requirements.

B. Uses. Permitted, conditional, and accessory land uses are permitted as follows:

(1.) Permitted Uses:

- (a.) Churches and other places of worship.
- (b.) Dwellings, multiple family, row houses, and other group house arrangements of attached or detached buildings.
- (c.) Dwellings, single-family detached.
- (d.) Educational Facilities-College/University, Primary/Secondary, Kindergarten or Nursery School.
- (e.) Home occupations.
- (f.) Libraries.
- (g.) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - ii. Placed underground; or
 - iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning and Public Works for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning and Public Works.

- (h.) Parks and Playgrounds.
- (i.) Public Safety Facilities.

(2.) **Conditional Uses.** The following uses may be permitted under conditions and requirements specified in Section 1003.181 of the Chesterfield City Code.

- (a.) Administrative offices and educational or religious facilities.

- (b.) Child Care Center, Nursery School, Day Care Home.
- (c.) Clubs or Community Centers.
- (d.) Group Residential Facilities.
- (e.) Group Living Facilities.
- (f.) Golf courses.
- (g.) Hospitals and hospices.
- (h.) Local public utility facilities over sixty (60) feet in height, and public utility facilities.
- (i.) Mortuaries and Cemeteries.
- (j.) Nursing homes and group homes for the elderly. (*See section D for design requirements for this use).
- (k.) Retreats Center.
- (l.) Satellite dishes (additional provisions of Section 1003.167 of the Chesterfield City Code).
- (m.) Sewage treatment facilities, other than facilities permitted as an accessory use.
- (n.) Specialized private schools.

(3.) **Accessory Land Uses.** Subject to compliance with the procedures of this section, accessory buildings, structures, and uses are permitted in conjunction with a permitted land use or (unless restricted by applicable condition) a conditional land use. This is permissible when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, and serves to further the successful utilization of the primary use. Accessory uses include the following:

- (a.) Devices for the generation of energy, such as solar panels, wind generators, and similar devices.
- (b.) Individual sewage treatment facilities serving an individual dwelling or non-residential use, as approved by the appropriate regulatory agency. The sewage treatment facilities shall not exceed five thousand (5,000) gallons per day flow.

C. Development Standards. Unless otherwise specified in a site specific ordinance, the development criteria for the "R-6A" District shall be as follows:

(1.) Minimum lot area.

- (a.) The minimum lot size for single family dwellings shall be 4,500 square feet.
- (b.) The minimum lot size for two-family dwellings shall be 4,500 square feet per unit.
- (c.) The minimum lot size for three-family dwellings shall be 3,500 square feet per unit.
- (d.) The minimum lot size for multiple family dwelling shall be 3,000 square feet
- (e.) The minimum lot area requirements for non residential uses are listed below:

USE	MINIMUM LOT SIZE
Churches and other places of worship	½ acre
Child care center, nursery school, day care home.	4,500 sq ft
Group living facilities	3 acres
Fire station	½ acre
Group residential facilities	4,500 sq ft
Library	½ acre
Local public utility facilities	10,000 sq ft
Mortuaries and cemeteries. (also requires 200 ft. frontage on State Rd and adjacent to existing commercial district)	3 acres
Police station	10,000 sq ft
Residential substance abuse treatment facilities* (See Section E. for specific requirements)	3 acres (5 acres for a facility of more than 8 resident patients.)
Educational facilities:	
Nursery or day nursery	15,000 sq ft
Kindergarten	1 acre
Primary	5 acres
Junior High	10 acres
Senior High	20 acres
Collegiate	10 acres
All other non residential uses	5 acres

- (f.) Any lot or tract of record on the effective date of this ordinance, which contains less than 4,500 square feet, may be used as a site for one single-family dwelling together with accessory structures and uses.

- (g.) Clubs or community centers, as approved by the Planning Commission via a conditional use permit, may be established on tracts of land less than five (3) acres where the related parking needs, outdoor facilities, size of buildings, and maximum membership of the developments and uses are deemed consistent with the intensity of land use in the neighborhood of the uses and developments. However, the minimum tract area for the conditional developments and uses shall not be less than 10,000 square feet.
- (h.) Specialized private schools shall be located on a tract land containing one acre for each fifteen (15) pupils, but in no case less than five (5) acres, nor more than that required by the school land area requirements, as listed in section b. above.

(2.) Setbacks for residential and non-residential uses.

- (a.) The minimum front yard setback from any roadway right-of-way line shall be twenty (20) feet.

(b.) Side yard.

- i. No single-family dwelling or unattached side of an attached single-family dwelling or structure accessory to a single-family or attached single-family dwelling except as noted shall be allowed within five (5) feet of any side property line.
- ii. Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any side property line.
- iii. No other structure shall be allowed within ten (10) feet of any side property line.

(c.) Rear yard.

- i. No structure, except single-family attached dwellings and detached garages accessory to unattached single-family dwellings, shall be allowed within fifteen (15) feet of any rear property line.
- ii. Unattached sides of single-family attached dwellings shall be a minimum of fifteen (15) feet from any rear property line.
- iii. Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any rear property line.

- (d.) In the event that greater than fifty percent (50%) of the existing dwelling structures on the same side of a street and in both directions from a lot, for distance of five hundred (500) feet or to the nearest intersecting street, whichever distance is less, have a variation in front yard setbacks of no more than ten (10) feet, the required front yard for that lot shall be the average setback of those structures. However, in no case shall any building be located closer than fifteen

(15) feet from any roadway right-of-way line, nor shall a setback of greater than fifty (50) feet be required.

- (e.) Boundary walls, retaining walls, or fences, six (6) feet or less in height, are allowed within the minimum yard requirements.
- (f.) Parking lots for five (5) or more vehicles, loading spaces, or internal drives serving said parking lots or loading spaces, except ingress and egress drives, shall be set back a minimum of twenty (20) feet from any roadway right-of-way line and ten (10) feet from any adjoining property in a "PS", "NU", or "R" District. No setback is required from adjoining properties in a "C" or "M" District unless required by the conditions of a conditional use permit.
- (g.) Setback between buildings. No wall of any separate (detached) structure, other than a single-family or structures accessory to a single-family dwelling, shall be located closer to any wall of another structure than as set out in the following table:

Wall	Setback			
	Front	Side	Rear	Walls of detached accessory building.
Front	50 ft. plus additional 10 ft. for each story over 2 stories.	30 ft. except 20 ft. if side wall has no windows	100 ft.	30 ft.
Side	30 ft. (20 ft. if side wall has no windows)	20 ft.	30 ft.	10 ft.
Rear	100 ft.	30 ft.	50 ft.	20 ft.

*Any dimension given above shall include the side yard required for a single-family dwelling, when any described wall faces the side lot of any separately owned property, whether or not any structure is located on said property.

(3.) Yard Exceptions.

- (a.) Ordinary projections of skylights, sills, belt courses, cornices and ornamental features shall not project more than twelve (12) inches over the setback;
- (b.) Ordinary projecting of chimneys and flues, not to exceed seventy-two (72) inches in width, shall not project more than twenty-four (24) inches over the setback;
- (c.) Roof overhangs shall not project over eighteen (18) inches over the setback, except that roof overhangs on the south side of a building may project forty-eight (48) inches to a property line;

- (d.) Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any yard except that the projection into the front yard shall not exceed ten (10) feet;
 - (e.) Air conditioning units may extend into side or rear yards a maximum of thirty (30) inches, with air conditioning units including mounting pedestals not to exceed forty-eight (48) inches in height above ground elevation within side or rear yards.
- (4.) Pavement and lot widths.
- (a.) Pavement and right-of-way widths shall be as specified in Section 1005.180 of the Chesterfield City Code.
 - (b.) If a lot of record existing on the effective date of this ordinance has a width of sixty (60) feet or less, the side yard on each side of any structure erected on such lot may be reduced to a width of not less than ten (10) percent of the width of the lot, but in no instances shall such yard be less than five (5) feet in width.
- (5.) Corner lots. Notwithstanding any other provision of this City Code, on corner lots, no structure or plan material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the site distance triangle.
- (6.) Height.
- (a.) No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed four (4) stories in height including any basement dwelling space.
 - (b.) All other structures, other than a public utility tower authorized by a conditional use permit, shall not exceed sixty (60) feet in height above the average finished ground elevation at the perimeter of such structure; except that the height of structures may be further restricted as provided in Section 1003.161 of the Chesterfield City Code.
 - (c.) Any non-residential structure, other than a public utility tower authorized by a conditional use permit, which exceeds thirty (30) feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above thirty (30) feet.
- (7.) Floor Area Ratio. The maximum Floor Area Ratio (F.A.R.) for any single family detached structure is .40. F.A.R. is calculated as the total gross square footage of the building divided by the total land area of the site. When calculating the FAR the following items are included:

- (a.) The entire square footage of any single family detached residential structure, including but not limited to rooms, foyers, hallways, and areas for storage. This does not include basements and attics.
 - (b.) The entire square footage of any attached or detached garage.
 - (c.) The entire area of any other usable structure such as a guest houses, pool houses, or enclosed porches or patios and any other open areas of structures where such element is enclosed on three (3) or more sides or has two (2) walls and a solid roof.
 - (d.) Modification from the above referenced F.A.R. requirement may be reviewed and approved by the Planning Commission. The applicant shall submit a letter explaining what the F.A.R. requirement is, what the modification being requested is, and explain why the standard F.A.R. requirement cannot be met. Included with the request shall be a letter from the subdivision trustees and adjacent property owners.
- (8.) Lighting. Light standards for street lighting or at points of ingress and egress, but not including parking lot lighting, are allowed within the minimum front yard setback when approved by the Department of Planning and Public Works. Light standards for parking lot lighting are allowed no closer than ten (10) feet of any side or rear yard line which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" District.
- (9.) Landscaping. Landscaping shall adhere to the landscaping regulations in the City of Chesterfield Tree Manual.
- (10.) Signs. Signs shall adhere to the sign regulations in Section 1003.168 of the Chesterfield City Code. Permitted information signs, six (6) feet or less in height, are allowed within the minimum front yard setback. Permitted directional signs, three (3) feet or less in height are allowed within the minimum front yard setback.
- (11.) Off-street parking and loading requirements.
- (a.) Off-street parking and loading requirements and setbacks for parking areas, loading spaces and internal drives are set forth in Section 1003.165 of the Chesterfield City Code.
 - (b.) Parking shall be screened from any adjoining property in a "PS", "NU", or "R" District using fences, berms, or landscaping.
- (12.) All uses shall operate in conformity with the appropriate performance standards contained in Section 1003.163 of the Chesterfield City Code.

D. Development Standards for Nursing Homes.

- (1.) Densities of self-care units shall not exceed twenty-five (25) units per acre.
- (2.) No building within a nursing home development shall exceed a height of four (4) stories or sixty (60) feet above the average ground elevation at the perimeter of the building, whichever is less.
- (3.) Accessory commercial uses in the form of limited service and retail commercial uses, not to exceed five percent (5%) of the total gross floor area of the self-care building or buildings, excluding garages, to be located within one self-care building, shall be permitted in conjunction with existing nursing homes with a minimum of one hundred (100) beds and fifty (50) self-care units. There shall be no indication, through signs or other devices on the exterior that such commercial uses are in existence. Uses authorized may include a financial facility, excluding drive-up and external walk-up facilities, barber and beauty shop, floor or drug store, laundry or dry-cleaning pick-up, and newspaper stand and card shop.
- (4.) No building within a nursing home development shall be allowed within a minimum of thirty (30) feet of any property line.

E. Development Standards for Residential Substance Abuse Treatment Centers.

- (1.) Densities shall not exceed eight (8) resident patients and two (2) house parents or support staff, per facility for lots less than five (5) acres.
- (2.) No building when a residential substance abuse treatment facility development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.
- (3.) No building within a residential substance abuse treatment facility development shall be allowed within a minimum of fifty (50) feet of any property line.
- (4.) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.

F. Development standards for Multi-Family, Row Houses, or Group Homes.

- (1.) The following development standards are minimum requirements and may be made more restrictive in the conditions of the ordinance governing the particular district:

TABLE 1: DEVELOPMENT STANDARDS	
Open Space	40%
Building Setback	Shall be as required in the underlying zoning district.
Building Height	Shall be as required in the underlying zoning district.
Parking	Zoning Ordinance Section 1003.165

* Tandem Parking is defined as a parking space within a group of two or more parking spaces arranged one behind the other. Each car must be able to enter and exit a parking space independently of the movement of any other vehicle.

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Amendment to Section 1003.121 "R-6" Residence District Regulations.

1. "R-6" Residence District Regulations.

A. Purpose. The purpose of the "R-6" Residence District is to provide a district intended for residential uses, developed on lots of no less than 4,500 square feet.

B. Uses. Permitted, conditional, and accessory land uses are permitted as follows:

(1.) **Permitted Uses:**

(a.) Churches and other places of worship.

(b.) Dwellings, multiple family, row houses, and other group house arrangements of attached or detached buildings.

(c.) Dwellings, single-family detached.

(d.) Educational Facilities-College/University, Primary/Secondary, Kindergarten or Nursery School.

(e.) Home occupations.

(f.) Libraries.

(g.) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:

i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or

ii. Placed underground; or

iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning and Public Works for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning and Public Works.

(h.) Parks and Playgrounds.

(i.) Public Safety Facilities.

(2.) **Conditional Uses.** The following uses may be permitted under conditions and requirements specified in Section 1003.181 of the Chesterfield City Code.

(a.) Administrative offices and educational or religious facilities.

- (b.) Child Care Center, Nursery School, Day Care Home.
- (c.) Clubs or Community Centers.
- (d.) Group Residential Facilities.
- (e.) Group Living Facilities.
- (f.) Golf courses.
- (g.) Hospitals and hospices.
- (h.) Local public utility facilities over sixty (60) feet in height, and public utility facilities.
- (i.) Mortuaries and Cemeteries.
- (j.) Nursing homes and group homes for the elderly. (*See section D for design requirements for this use).
- (k.) Retreats Center.
- (l.) Satellite dishes (additional provisions of Section 1003.167 of the Chesterfield City Code).
- (m.) Sewage treatment facilities, other than facilities permitted as an accessory use.
- (n.) Specialized private schools.

(3.) **Accessory Land Uses.** Subject to compliance with the procedures of this section, accessory buildings, structures, and uses are permitted in conjunction with a permitted land use or (unless restricted by applicable condition) a conditional land use. This is permissible when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, and serves to further the successful utilization of the primary use. Accessory uses include the following:

- (a.) Devices for the generation of energy, such as solar panels, wind generators, and similar devices.
- (b.) Individual sewage treatment facilities serving an individual dwelling or non-residential use, as approved by the appropriate regulatory agency. The sewage treatment facilities shall not exceed five thousand (5,000) gallons per day flow.

C. Development Standards. Unless otherwise specified in a site specific ordinance, the development criteria for the "R-6A" District shall be as follows:

(1.) Minimum lot area.

- (a.) The minimum lot size for single family dwellings shall be 4,500 square feet.
- (b.) The minimum lot size for two-family dwellings shall be 2,500 square feet per unit.
- (c.) The minimum lot size for three-family dwellings shall be 2,000 square feet per unit.
- (d.) The minimum lot size for multiple family dwelling shall be 2,000 square feet
- (e.) The minimum lot area requirements for non residential uses are listed below:

USE	MINIMUM LOT SIZE
Churches and other places of worship	½ acre
Child care center, nursery school, day care home.	4,500 sq ft
Group living facilities	3 acres
Fire station	½ acre
Group residential facilities	4,500 sq ft
Library	½ acre
Local public utility facilities	10,000 sq ft
Mortuaries and cemeteries. (also requires 200 ft. frontage on State Rd and adjacent to existing commercial district)	3 acres
Police station	10,000 sq ft
Residential substance abuse treatment facilities* (See Section E. for specific requirements)	3 acres (5 acres for a facility of more than 8 resident patients.)
Educational facilities:	
Nursery or day nursery	15,000 sq ft
Kindergarten	1 acre
Primary	5 acres
Junior High	10 acres
Senior High	20 acres
Collegiate	10 acres
All other non residential uses	3 acres

- (f.) Any lot or tract of record on the effective date of this ordinance, which contains less than 4,500 square feet, may be used as a site for one single-family dwelling together with accessory structures and uses.
- (g.) Clubs or community centers, as approved by the Planning Commission via a conditional use permit, may be established on tracts of land less

than five (3) acres where the related parking needs, outdoor facilities, size of buildings, and maximum membership of the developments and uses are deemed consistent with the intensity of land use in the neighborhood of the uses and developments. However, the minimum tract area for the conditional developments and uses shall not be less than 10,000 square feet.

- (h.) Specialized private schools shall be located on a tract land containing one acre for each fifteen (15) pupils, but in no case less than five (5) acres, nor more than that required by the school land area requirements, as listed in section b. above.

(2.) Setbacks for residential and non-residential uses.

- (a.) The minimum front yard setback from any roadway right-of-way line shall be twenty (20) feet.

(b.) Side yard.

- i. No single-family dwelling or unattached side of an attached single-family dwelling or structure accessory to a single-family or attached single-family dwelling except as noted shall be allowed within five (5) feet of any side property line.
- ii. Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any side property line.
- iii. No other structure shall be allowed within ten (10) feet of any side property line.

(c.) Rear yard.

- i. No structure, except single-family attached dwellings and detached garages accessory to unattached single-family dwellings, shall be allowed within fifteen (15) feet of any rear property line.
- ii. Unattached sides of single-family attached dwellings shall be a minimum of fifteen (15) feet from any rear property line.
- iii. Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any rear property line.

- (d.) In the event that greater than fifty percent (50%) of the existing dwelling structures on the same side of a street and in both directions from a lot, for distance of five hundred (500) feet or to the nearest intersecting street, whichever distance is less, have a variation in front yard setbacks of no more than ten (10) feet, the required front yard for that lot shall be the average setback of those structures. However, in no case shall any building be located closer than fifteen (15) feet from any roadway right-of-way line, nor shall a setback of greater than fifty (50) feet be required.

- (e.) Boundary walls, retaining walls, or fences, six (6) feet or less in height, are allowed within the minimum yard requirements.
- (f.) Parking lots for five (5) or more vehicles, loading spaces, or internal drives serving said parking lots or loading spaces, except ingress and egress drives, shall be set back a minimum of twenty (20) feet from any roadway right-of-way line and ten (10) feet from any adjoining property in a "PS", "NU", or "R" District. No setback is required from adjoining properties in a "C" or "M" District unless required by the conditions of a conditional use permit.
- (g.) Setback between buildings. No wall of any separate (detached) structure, other than a single-family or structures accessory to a single-family dwelling, shall be located closer to any wall of another structure than as set out in the following table:

Wall	Setback			
	Front	Side	Rear	Walls of detached accessory building.
Front	50 ft. plus additional 10 ft. for each story over 2 stories.	30 ft. except 20 ft. if side wall has no windows	100 ft.	30 ft.
Side	30 ft. (20 ft. if side wall has no windows)	20 ft.	30 ft.	10 ft.
Rear	100 ft.	30 ft.	50 ft.	20 ft.

*Any dimension given above shall include the side yard required for a single-family dwelling, when any described wall faces the side lot of any separately owned property, whether or not any structure is located on said property.

(3.) Yard Exceptions.

- (a.) Ordinary projections of skylights, sills, belt courses, cornices and ornamental features shall not project more than twelve (12) inches over the setback;
- (b.) Ordinary projecting of chimneys and flues, not to exceed seventy-two (72) inches in width, shall not project more than twenty-four (24) inches over the setback;
- (c.) Roof overhangs shall not project over eighteen (18) inches over the setback, except that roof overhangs on the south side of a building may project forty-eight (48) inches to a property line;

- (d.) Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any yard except that the projection into the front yard shall not exceed ten (10) feet;
 - (e.) Air conditioning units may extend into side or rear yards a maximum of thirty (30) inches, with air conditioning units including mounting pedestals not to exceed forty-eight (48) inches in height above ground elevation within side or rear yards
- (4.) Pavement and lot widths.
- (a.) Pavement and right-of-way widths shall be as specified in Section 1005.180 of the Chesterfield City Code.
 - (b.) If a lot of record existing on the effective date of this ordinance has a width of sixty (60) feet or less, the side yard on each side of any structure erected on such lot may be reduced to a width of not less than ten (10) percent of the width of the lot, but in no instances shall such yard be less than five (5) feet in width.
- (5.) Corner lots. Notwithstanding any other provision of this City Code, on corner lots, no structure or plan material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the site distance triangle.
- (6.) Height.
- (a.) No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed four (4) stories in height including any basement dwelling space.
 - (b.) All other structures, other than a public utility tower authorized by a conditional use permit, shall not exceed sixty (60) feet in height above the average finished ground elevation at the perimeter of such structure; except that the height of structures may be further restricted as provided in Section 1003.161 of the Chesterfield City Code.
 - (c.) Any non-residential structure, other than a public utility tower authorized by a conditional use permit, which exceeds thirty (30) feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above thirty (30) feet.
- (7.) Floor Area Ratio. The maximum Floor Area Ratio (F.A.R.) for any single family detached structure is .40. F.A.R. is calculated as the total gross square footage of the building divided by the total land area of the site. When calculating the FAR the following items are included:

- (a.) The entire square footage of any single family detached residential structure, including but not limited to rooms, foyers, hallways, and areas for storage. This does not include basements and attics.
 - (b.) The entire square footage of any attached or detached garage.
 - (c.) The entire area of any other usable structure such as a guest houses, pool houses, or enclosed porches or patios and any other open areas of structures where such element is enclosed on three (3) or more sides or has two (2) walls and a solid roof.
 - (d.) Modification from the above referenced F.A.R. requirement may be reviewed and approved by the Planning Commission. The applicant shall submit a letter explaining what the F.A.R. requirement is, what the modification being requested is, and explain why the standard F.A.R. requirement cannot be met. Included with the request shall be a letter from the subdivision trustees and adjacent property owners.
- (7.) Lighting. Light standards for street lighting or at points of ingress and egress, but not including parking lot lighting, are allowed within the minimum front yard setback when approved by the Department of Planning and Public Works. Light standards for parking lot lighting are allowed no closer than ten (10) feet of any side or rear yard line which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" District.
- (8.) Landscaping. Landscaping shall adhere to the landscaping regulations in the City of Chesterfield Tree Manual.
- (9.) Signs. Signs shall adhere to the sign regulations in Section 1003.168 of the Chesterfield City Code. Permitted information signs, six (6) feet or less in height, are allowed within the minimum front yard setback. Permitted directional signs, three (3) feet or less in height are allowed within the minimum front yard setback.
- (10.) Off-street parking and loading requirements.
- (a.) Off-street parking and loading requirements and setbacks for parking areas, loading spaces and internal drives are set forth in Section 1003.165 of the Chesterfield City Code.
 - (b.) Parking shall be screened from any adjoining property in a "PS", "NU", or "R" District using fences, berms, or landscaping.
- (11.) All uses shall operate in conformity with the appropriate performance standards contained in Section 1003.163 of the Chesterfield City Code.

D. Development Standards for Nursing Homes.

- (1.) Densities of self-care units shall not exceed twenty-five (25) units per acre.
- (2.) No building within a nursing home development shall exceed a height of four (4) stories or sixty (60) feet above the average ground elevation at the perimeter of the building, whichever is less.
- (3.) Accessory commercial uses in the form of limited service and retail commercial uses, not to exceed five percent (5%) of the total gross floor area of the self-care building or buildings, excluding garages, to be located within one self-care building, shall be permitted in conjunction with existing nursing homes with a minimum of one hundred (100) beds and fifty (50) self-care units. There shall be no indication, through signs or other devices on the exterior that such commercial uses are in existence. Uses authorized may include a financial facility, excluding drive-up and external walk-up facilities, barber and beauty shop, floor or drug store, laundry or dry-cleaning pick-up, and newspaper stand and card shop.
- (4.) No building within a nursing home development shall be allowed within a minimum of thirty (30) feet of any property line.

E. Development Standards for Residential Substance Abuse Treatment Centers.

- (1.) Densities shall not exceed eight (8) resident patients and two (2) house parents or support staff, per facility for lots less than five (5) acres.
- (2.) No building when a residential substance abuse treatment facility development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.
- (3.) No building within a residential substance abuse treatment facility development shall be allowed within a minimum of fifty (50) feet of any property line.
- (4.) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.

F. Development standards for Multi-Family, Row Houses, or Group Homes.

- (1.) The following development standards are minimum requirements and may be made more restrictive in the conditions of the ordinance governing the particular district:

TABLE 1: DEVELOPMENT STANDARDS	
Open Space	40%
Building Setback	Shall be as required in the underlying zoning district.
Building Height	Shall be as required in the underlying zoning district.
Parking	Zoning Ordinance Section 1003.165

* Tandem Parking is defined as a parking space within a group of two or more parking spaces arranged one behind the other. Each car must be able to enter and exit a parking space independently of the movement of any other vehicle.

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Amendment to Section 1003.123 "R-7" Residence District Regulations.

1. "R-7" Residence District Regulations.

A. Purpose. The "R-7" District is established to provide for residential dwellings and uses, to allow for such other related uses which are of a residential nature and are compatible with the character of the district, and to provide district regulations and development requirements.

B. Uses. Permitted, conditional, and accessory land uses are permitted as follows:

(1.) Permitted Uses:

- (a.) Churches and other places of worship.
- (b.) Commercial uses of: barber shop, child care center, cigar and newspaper stands, grocery or drug stores, dry cleaning establishment, laundromat, restaurant, sit down.
- (c.) Dwellings, multiple family, row houses, and other group house arrangements of attached or detached buildings.
- (d.) Dwellings, single-family detached.
- (e.) Educational Facilities-College/University, Primary/Secondary, Kindergarten or Nursery School.
- (f.) Home occupations.
- (g.) Libraries.
- (h.) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - ii. Placed underground; or
 - iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning and Public Works for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning and Public Works.

- (i.) Parks and Playgrounds.
- (j.) Public Safety Facilities.

(2.) **Conditional Uses.** The following uses may be permitted under conditions and requirements specified in Section 1003.181 of the Chesterfield City Code.

- (a.) Administrative offices and educational or religious facilities.
- (b.) Child Care Center, Nursery School, Day Care Home.
- (c.) Clubs or Community Centers.
- (d.) Group Residential Facilities.
- (e.) Group Living Facilities.
- (f.) Golf courses.
- (g.) Hospitals and hospices.
- (h.) Local public utility facilities over sixty (60) feet in height, and public utility facilities.
- (i.) Mortuaries and Cemeteries.
- (j.) Nursing homes and group homes for the elderly. (*See section D for design requirements for this use).
- (k.) Retreats Center.
- (l.) Satellite dishes (additional provisions of Section 1003.167 of the Chesterfield City Code).
- (m.) Sewage treatment facilities, other than facilities permitted as an accessory use.
- (n.) Specialized private schools.

(3.) **Accessory Land Uses.** Subject to compliance with the procedures of this section, accessory buildings, structures, and uses are permitted in conjunction with a permitted land use or (unless restricted by applicable condition) a conditional land use. This is permissible when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, and serves to further the successful utilization of the primary use. Accessory uses include the following:

- (a.) Devices for the generation of energy, such as solar panels, wind generators, and similar devices.
- (b.) Individual sewage treatment facilities serving an individual dwelling or non-residential use, as approved by the appropriate regulatory

agency. The sewage treatment facilities shall not exceed five thousand (5,000) gallons per day flow.

C. Development Standards. Unless otherwise specified in a site specific ordinance, the development criteria for the "R-7" District shall be as follows:

(1.) Minimum lot area.

- (a.) The minimum lot size for single family dwellings shall be 4,500 square feet.
- (b.) The minimum lot size for two-family dwellings shall be 2,500 square feet per unit.
- (c.) The minimum lot size for three-family dwellings shall be 2,000 square feet per unit.
- (d.) The minimum lot size for multiple family dwelling shall be 1,750 square feet per unit.
- (e.) The minimum lot area requirements for non residential uses are listed below:

USE	MINIMUM LOT SIZE
Churches and other places of worship	1/2 acre
Child care center, nursery school, day care home.	4,500 sq ft
Group living facilities	3 acres
Fire station	1/2 acre
Group residential facilities	4,500 sq ft
Library	1/2 acre
Local public utility facilities	10,000 sq ft
Mortuaries and cemeteries. (also requires 200 ft. frontage on State Rd and adjacent to existing commercial district)	3 acres
Police station	10,000 sq ft
Residential substance abuse treatment facilities* (See Section E. for specific requirements)	3 acres (5 acres for a facility of more than 8 resident patients.)
Educational facilities: Nursery or day nursery Kindergarten Primary Junior High Senior High Collegiate	15,000 sq ft 1 acre 5 acres 10 acres 20 acres 10 acres
All other non residential uses	12,000 square feet

- (f.) Any lot or tract of record on the effective date of this ordinance, which contains less than 4,500 square feet, may be used as a site for one single-family dwelling together with accessory structures and uses.
 - (g.) Foster homes for handicapped children and not-for-profit private clubs and recreational land uses, including community center, as approved by the Planning Commission via a conditional use permit, may be established on tracts of land less than 12,000 square feet where the related parking needs, outdoor facilities, size of buildings, and maximum membership of the developments and uses are deemed consistent with the intensity of land use in the neighborhood of the uses and developments. However, the minimum tract area for the conditional developments and uses shall not be less than 8,000 square feet.
 - (h.) Specialized private schools shall be located on a tract land containing one acre for each fifteen (15) pupils, but in no case less than five (5) acres, nor more than that required by the school land area requirements, as listed in section b. above.
- (2.) Setbacks for residential and non-residential uses.
- (a.) The minimum front yard setback from any roadway right-of-way line shall be twenty (20) feet.
 - (b.) Side yard.
 - i. No single-family dwelling or unattached side of an attached single-family dwelling or structure accessory to a single-family or attached single-family dwelling except as noted shall be allowed within five (5) feet of any side property line.
 - ii. Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any side property line.
 - iii. No other structure shall be allowed within ten (10) feet of any side property line.
 - (c.) Rear yard.
 - i. No structure, except single-family attached dwellings and detached garages accessory to unattached single-family dwellings, shall be allowed within fifteen (15) feet of any rear property line.
 - ii. Unattached sides of single-family attached dwellings shall be a minimum of fifteen (15) feet from any rear property line.
 - iii. Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any rear property line.

- (d.) In the event that greater than fifty percent (50%) of the existing dwelling structures on the same side of a street and in both directions from a lot, for distance of five hundred (500) feet or to the nearest intersecting street, whichever distance is less, have a variation in front yard setbacks of no more than ten (10) feet, the required front yard for that lot shall be the average setback of those structures. However, in no case shall any building be located closer than fifteen (15) feet from any roadway right-of-way line, nor shall a setback of greater than fifty (50) feet be required.
- (e.) Boundary walls, retaining walls, or fences, six (6) feet or less in height, are allowed within the minimum yard requirements.
- (f.) Parking lots for five (5) or more vehicles, loading spaces, or internal drives serving said parking lots or loading spaces, except ingress and egress drives, shall be set back a minimum of twenty (20) feet from any roadway right-of-way line and ten (10) feet from any adjoining property in a "PS", "NU", or "R" District. No setback is required from adjoining properties in a "C" or "M" District unless required by the conditions of a conditional use permit.
- (g.) Setback between buildings. No wall of any separate (detached) structure, other than a single-family or structures accessory to a single-family dwelling, shall be located closer to any wall of another structure than as set out in the following table:

Wall	Setback			
	Front	Side	Rear	Walls of detached accessory building.
Front	50 ft. plus 1 ft for each 2 feet of height above 45 feet for each building	30 ft. except 20 ft. if side wall has no windows; plus 3 ft of height above 45 ft for each building	30 ft. except 20 ft. if side wall has no windows; plus 3 ft of height above 45 ft for each building	30 ft. plus 1 foot for each 2 ft of height above 45 ft for each building.
Side or Rear	30 ft except 20 ft if side wall has no windows, plus 1 foot for 3 feet of height above 45 feet for each building	20 feet plus 1 foot for each 3 feet of height above 45 feet for each building	20 feet plus 1 foot for each 3 feet of height above 45 feet for each building	10 feet plus 1 foot for each 2 feet of height above 45 feet for each building

*Any dimension given above shall include the side yard required for a single-family dwelling, when any described wall faces the side lot of any separately owned property, whether or not any structure is located on said property.

(3.) Yard Exceptions.

- (a.) Ordinary projections of skylights, sills, belt courses, cornices and ornamental features shall not project more than twelve (12) inches over the setback;
- (b.) Ordinary projecting of chimneys and flues, not to exceed seventy-two (72) inches in width, shall not project more than twenty-four (24) inches over the setback;
- (c.) Roof overhangs shall not project over eighteen (18) inches over the setback, except that roof overhangs on the south side of a building may project forty-eight (48) inches to a property line;
- (d.) Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any yard except that the projection into the front yard shall not exceed ten (10) feet;
- (e.) Air conditioning units may extend into side or rear yards a maximum of thirty (30) inches, with air conditioning units including mounting pedestals not to exceed forty-eight (48) inches in height above ground elevation within side or rear yards

(4.) Pavement and lot widths.

- (a.) Pavement and right-of-way widths shall be as specified in Section 1005.180 of the Chesterfield City Code.
- (b.) If a lot of record existing on the effective date of this ordinance has a width of sixty (60) feet or less, the side yard on each side of any structure erected on such lot may be reduced to a width of not less than ten (10) percent of the width of the lot, but in no instances shall such yard be less than five (5) feet in width.

(5.) Corner lots. Notwithstanding any other provision of this City Code, on corner lots, no structure or plan material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the site distance triangle.

(6.) Height. No structure, other than a public utility tower authorized by a conditional use permit, shall exceed a height of 200 feet above the average finished ground elevation at the perimeter of the structure; except that the height of structures may be further restricted as provided in Section 1003.161 of the Chesterfield City Code.

(7.) Floor Area Ratio. The maximum Floor Area Ratio (F.A.R.) for any single family detached structure is .40. F.A.R. is calculated as the total gross square footage of the building divided by the total land area of the site. When calculating the FAR the following items are included:

- (a.) The entire square footage of any single family detached residential structure, including but not limited to rooms, foyers, hallways, and areas for storage. This does not include basements and attics.
 - (b.) The entire square footage of any attached or detached garage.
 - (c.) The entire area of any other usable structure such as a guest houses, pool houses, or enclosed porches or patios and any other open areas of structures where such element is enclosed on three (3) or more sides or has two (2) walls and a solid roof.
 - (d.) Modification from the above referenced F.A.R. requirement may be reviewed and approved by the Planning Commission. The applicant shall submit a letter explaining what the F.A.R. requirement is, what the modification being requested is, and explain why the standard F.A.R. requirement cannot be met. Included with the request shall be a letter from the subdivision trustees and adjacent property owners.
- (8.) Lighting. Light standards for street lighting or at points of ingress and egress, but not including parking lot lighting, are allowed within the minimum front yard setback when approved by the Department of Planning and Public Works. Light standards for parking lot lighting are allowed no closer than ten (10) feet of any side or rear yard line which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" District.
- (9.) Landscaping. Landscaping shall adhere to the landscaping regulations in the City of Chesterfield Tree Manual.
- (10.) Signs. Signs shall adhere to the sign regulations in Section 1003.168 of the Chesterfield City Code. Permitted information signs, six (6) feet or less in height, are allowed within the minimum front yard setback. Permitted directional signs, three (3) feet or less in height are allowed within the minimum front yard setback.
- (11.) Off-street parking and loading requirements.
- (a.) Off-street parking and loading requirements and setbacks for parking areas, loading spaces and internal drives are set forth in Section 1003.165 of the Chesterfield City Code.
 - (b.) Parking shall be screened from any adjoining property in a "PS", "NU", or "R" District using fences, berms, or landscaping.
- (12.) All uses shall operate in conformity with the appropriate performance standards contained in Section 1003.163 of the Chesterfield City Code.

D. Development Standards for Nursing Homes.

- (1.) Densities of self-care units shall not exceed thirty-five (35) units per acre.
- (2.) No building within a nursing home development shall exceed a two hundred (200) feet above the average ground elevation at the perimeter of the building.
- (3.) Accessory commercial uses in the form of limited service and retail commercial uses, not to exceed five percent (5%) of the total gross floor area of the self-care building or buildings, excluding garages, to be located within one self-care building, shall be permitted in conjunction with existing nursing homes with a minimum of one hundred (100) beds and fifty (50) self-care units. There shall be no indication, through signs or other devices on the exterior that such commercial uses are in existence. Uses authorized may include a financial facility, excluding drive-up and external walk-up facilities, barber and beauty shop, floor or drug store, laundry or dry-cleaning pick-up, and newspaper stand and card shop.
- (4.) No building within a nursing home development shall be allowed within a twenty (20) feet of any property line.

E. Development Standards for Residential Substance Abuse Treatment Centers.

- (1.) Densities shall not exceed eight (8) resident patients and two (2) house parents or support staff, per facility for lots less than five (5) acres.
- (2.) No building when a residential substance abuse treatment facility development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.
- (3.) No building within a residential substance abuse treatment facility development shall be allowed within a minimum of fifty (50) feet of any property line.
- (4.) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.

F. Development standards for Multi-Family, Row Houses, or Group Homes.

- (1.) The following development standards are minimum requirements and may be made more restrictive in the conditions of the ordinance governing the particular district:

TABLE 1: DEVELOPMENT STANDARDS	
Open Space	40%
Building Setback	Shall be as required in the underlying zoning district.
Building Height	Shall be as required in the underlying zoning district.
Parking	Zoning Ordinance Section 1003.165

* Tandem Parking is defined as a parking space within a group of two or more parking spaces arranged one behind the other. Each car must be able to enter and exit a parking space independently of the movement of any other vehicle.

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Amendment to Section 1003.125 "R-8" Residence District Regulations.

1. "R-8" Residence District Regulations.

A. Purpose. The "R-8" District is established to provide for residential dwellings and uses, to allow for such other related uses which are of a residential nature and are compatible with the character of the district, and to provide district regulations and development requirements.

B. Uses. Permitted, conditional, and accessory land uses are permitted as follows:

(1.) **Permitted Uses:**

- (a.) Churches and other places of worship.
- (b.) Dwellings, multiple family, row houses, and other group house arrangements of attached or detached buildings.
- (c.) Dwellings, single-family detached.
- (d.) Educational Facilities-College/University, Primary/Secondary, Kindergarten or Nursery School.
- (e.) Home occupations.
- (f.) Libraries.
- (g.) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - ii. Placed underground; or
 - iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning and Public Works for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning and Public Works.

- (h.) Parks and Playgrounds.
- (i.) Public Safety Facilities.
- (j.) Educational Facilities-College/University, Primary/Secondary, Kindergarten or Nursery School.

(2.) **Conditional Uses.** The following uses may be permitted under conditions and requirements specified in Section 1003.181 of the Chesterfield City Code.

- (a.) Administrative offices and educational or religious facilities.
- (b.) Child Care Center, Nursery School, Day Care Home.
- (c.) Clubs or Community Centers.
- (d.) Group Residential Facilities.
- (e.) Group Living Facilities.
- (f.) Golf courses.
- (g.) Hospitals and hospices.
- (h.) Local public utility facilities over sixty (60) feet in height, and public utility facilities.
- (i.) Mortuaries and Cemeteries.
- (j.) Nursing homes and group homes for the elderly. (*See section D for design requirements for this use).
- (k.) Retreats Center.
- (l.) Satellite dishes (additional provisions of Section 1003.167 of the Chesterfield City Code).
- (m.) Sewage treatment facilities, other than facilities permitted as an accessory use.
- (n.) Specialized private schools.

(3.) **Accessory Land Uses.** Subject to compliance with the procedures of this section, accessory buildings, structures, and uses are permitted in conjunction with a permitted land use or (unless restricted by applicable condition) a conditional land use when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use and serves only to further the successful utilization of the primary use. Accessory uses include the following:

- (a.) Devices for the generation of energy, such as solar panels, wind generators, and similar devices.
- (b.) Individual sewage treatment facilities serving an individual dwelling or non-residential use, as approved by the appropriate regulatory

agency. The sewage treatment facilities shall not exceed five thousand (5,000) gallons per day flow.

C. Development Standards. Unless otherwise specified in a site specific ordinance, the development criteria for the "R-8" District shall be as follows:

(1.) Minimum lot area.

- (a.) The minimum lot size for single family dwellings shall be 4,500 square feet.
- (b.) The minimum lot size for two-family dwellings shall be 2,500 square feet per unit.
- (c.) The minimum lot size for three-family dwellings shall be 2,000 square feet per unit.
- (d.) The minimum lot size for multiple family dwelling shall be 500 square feet per unit.
- (e.) The minimum lot area requirements for non residential uses are listed below:

USE	MINIMUM LOT SIZE
Churches and other places of worship	30,000 sq ft
Child care center, nursery school, day care home.	1/2 acre
Group living facilities	10,000 sq ft
Fire station	3 acres
Group residential facilities	1/2 acre
Library	4,500 sq ft
Local public utility facilities	4,500 sq ft
Mortuaries and cemeteries. (also requires 200 ft. frontage on State Rd and adjacent to existing commercial district)	8,000 sq ft
Police station	3 acres
Residential substance abuse treatment facilities* (See Section E. for specific requirements)	3 acres
Schools:	
Nursery or day nursery	15,000 sq ft
Kindergarten	1 acre
Primary	5 acres
Junior High	10 acres
Senior High	20 acres
Collegiate	10 acres
All other non residential uses	12,000 square feet

- (f.) Any lot or tract of record on the effective date of this ordinance, which contains less than 4,500 square feet, may be used as a site for one single-family dwelling together with accessory structures and uses.
- (g.) Clubs or community centers, as approved by the Planning Commission via a conditional use permit, may be established on tracts of land less than 12,000 square feet where the related parking needs, outdoor facilities, size of buildings, and maximum membership of the developments and uses are deemed consistent with the intensity of land use in the neighborhood of the uses and developments. However, the minimum tract area for the conditional developments and uses shall not be less than 8,000 square feet.
- (h.) Specialized private schools shall be located on a tract land containing one acre for each fifteen (15) pupils, but in no case less than five (5) acres, nor more than that required by the school land area requirements, as listed in section b. above.

(2.) Setbacks for residential and non-residential uses.

- (a.) The minimum front yard setback from any roadway right-of-way line shall be twenty (20) feet.
- (b.) Side yard.
 - i. No single-family dwelling or unattached side of an attached single-family dwelling or structure accessory to a single-family or attached single-family dwelling except as noted shall be allowed within five (5) feet of any side property line.
 - ii. Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any side property line.
 - iii. No other structure shall be allowed within ten (10) feet of any side property line.
- (c.) Rear yard.
 - i. No structure, except single-family attached dwellings and detached garages accessory to unattached single-family dwellings, shall be allowed within fifteen (15) feet of any rear property line.
 - ii. Unattached sides of single-family attached dwellings shall be a minimum of fifteen (15) feet from any rear property line.
 - iii. Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any rear property line.
- (d.) In the event that greater than fifty percent (50%) of the existing dwelling structures on the same side of a street and in both directions

from a lot, for distance of five hundred (500) feet or to the nearest intersecting street, whichever distance is less, have a variation in front yard setbacks of no more than ten (10) feet, the required front yard for that lot shall be the average setback of those structures. However, in no case shall any building be located closer than fifteen (15) feet from any roadway right-of-way line, nor shall a setback of greater than fifty (50) feet be required.

- (e.) Boundary walls, retaining walls, or fences, six (6) feet or less in height, are allowed within the minimum yard requirements.
- (f.) Parking lots for five (5) or more vehicles, loading spaces, or internal drives serving said parking lots or loading spaces, except ingress and egress drives, shall be set back a minimum of twenty (20) feet from any roadway right-of-way line and ten (10) feet from any adjoining property in a "PS", "NU", or "R" District. No setback is required from adjoining properties in a "C" or "M" District unless required by the conditions of a conditional use permit.
- (g.) Setback between buildings. No wall of any separate (detached) structure, other than a single-family or structures accessory to a single-family dwelling, shall be located closer to any wall of another structure than as set out in the following table:

Wall	Setback			
	Front	Side	Rear	Walls of detached accessory building.
Front	50 ft. plus 1 ft for each 2 feet of height above 45 feet for each building	30 ft. except 20 ft. if side wall has no windows; plus 3 ft of height above 45 ft for each building	30 ft. except 20 ft. if side wall has no windows; plus 3 ft of height above 45 ft for each building	30 ft. plus 1 foot for each 2 ft of height above 45 ft for each building.
Side or Rear	30 ft except 20 ft if side wall has no windows, plus 1 foot for 3 feet of height above 45 feet for each building	20 feet plus 1 foot for each 3 feet of height above 45 feet for each building	20 feet plus 1 foot for each 3 feet of height above 45 feet for each building	10 feet plus 1 foot for each 2 feet of height above 45 feet for each building

*Any dimension given above shall include the side yard required for a single-family dwelling, when any described wall faces the side lot of any separately owned property, whether or not any structure is located on said property.

(3.) Yard Exceptions.

- (a.) Ordinary projections of skylights, sills, belt courses, cornices and ornamental features shall not project more than twelve (12) inches over the setback;
- (b.) Ordinary projecting of chimneys and flues, not to exceed seventy-two (72) inches in width, shall not project more than twenty-four (24) inches over the setback;
- (c.) Roof overhangs shall not project over eighteen (18) inches over the setback, except that roof overhangs on the south side of a building may project forty-eight (48) inches to a property line;
- (d.) Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any yard except that the projection into the front yard shall not exceed ten (10) feet;
- (e.) Air conditioning units may extend into side or rear yards a maximum of thirty (30) inches, with air conditioning units including mounting pedestals not to exceed forty-eight (48) inches in height above ground elevation within side or rear yards

(4.) Pavement and lot widths.

- (a.) Pavement and right-of-way widths shall be as specified in Section 1005.180 of the Chesterfield City Code...
- (b.) If a lot of record existing on the effective date of this ordinance has a width of sixty (60) feet or less, the side yard on each side of any structure erected on such lot may be reduced to a width of not less than ten (10) percent of the width of the lot, but in no instances shall such yard be less than five (5) feet in width.

(5.) Corner lots. Notwithstanding any other provision of this City Code, on corner lots, no structure or plan material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the site distance triangle.

(6.) Height. No structure, other than a public utility tower authorized by a conditional use permit, shall exceed a height of 200 feet above the average finished ground elevation at the perimeter of the structure; except that the height of structures may be further restricted as provided in Section 1003.161 of the Chesterfield City Code.

(7.) Floor Area Ratio. The maximum Floor Area Ratio (F.A.R.) for any single family detached structure is .40. F.A.R. is calculated as the total gross square footage of the building divided by the total land area of the site. When calculating the FAR the following items are included:

- (a.) The entire square footage of any single family detached residential structure, including but not limited to rooms, foyers, hallways, and areas for storage. This does not include basements and attics.
 - (b.) The entire square footage of any attached or detached garage.
 - (c.) The entire area of any other usable structure such as a guest houses, pool houses, or enclosed porches or patios and any other open areas of structures where such element is enclosed on three (3) or more sides or has two (2) walls and a solid roof.
 - (d.) Modification from the above referenced F.A.R. requirement may be reviewed and approved by the Planning Commission. The applicant shall submit a letter explaining what the F.A.R. requirement is, what the modification being requested is, and explain why the standard F.A.R. requirement cannot be met. Included with the request shall be a letter from the subdivision trustees and adjacent property owners.
- (8.) Lighting. Light standards for street lighting or at points of ingress and egress, but not including parking lot lighting, are allowed within the minimum front yard setback when approved by the Department of Planning and Public Works. Light standards for parking lot lighting are allowed no closer than ten (10) feet of any side or rear yard line which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" District.
- (9.) Landscaping. Landscaping shall adhere to the landscaping regulations in the City of Chesterfield Tree Manual.
- (10.) Signs. Signs shall adhere to the sign regulations in Section 1003.168 of the Chesterfield City Code. Permitted information signs, six (6) feet or less in height, are allowed within the minimum front yard setback. Permitted directional signs, three (3) feet or less in height are allowed within the minimum front yard setback.
- (11.) Off-street parking and loading requirements.
- (a.) Off-street parking and loading requirements and setbacks for parking areas, loading spaces and internal drives are set forth in Section 1003.165 of the Chesterfield City Code.
 - (b.) Parking shall be screened from any adjoining property in a "PS", "NU", or "R" District using fences, berms, or landscaping.
- (12.) All uses shall operate in conformity with the appropriate development standards contained in Section 1003.163 of the Chesterfield City Code.

D. Development Standards for Nursing Homes.

- (1.) Densities of self-care units shall not exceed ninety (90) units per acre.

- (2.) No building within a nursing home development shall exceed a two hundred (200) feet above the average ground elevation at the perimeter of the building.
- (3.) Accessory commercial uses in the form of limited service and retail commercial uses, not to exceed five percent (5%) of the total gross floor area of the self-care building or buildings, excluding garages, to be located within one self-care building, shall be permitted in conjunction with existing nursing homes with a minimum of one hundred (100) beds and fifty (50) self-care units. There shall be no indication, through signs or other devices on the exterior that such commercial uses are in existence. Uses authorized may include a financial facility, excluding drive-up and external walk-up facilities, barber and beauty shop, floor or drug store, laundry or dry-cleaning pick-up, and newspaper stand and card shop.
- (4.) No building within a nursing home development shall be allowed within a twenty (20) feet of any property line.

E. Development Standards for Residential Substance Abuse Treatment Centers.

- (1.) Densities shall not exceed eight (8) resident patients and two (2) house parents or support staff, per facility for lots less than five (5) acres.
- (2.) No building when a residential substance abuse treatment facility development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.
- (3.) No building within a residential substance abuse treatment facility development shall be allowed within a minimum of fifty (50) feet of any property line.
- (4.) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.

F. Development standards for Multi-Family, Row Houses, or Group Homes.

- (1.) The following development standards are minimum requirements and may be made more restrictive in the conditions of the ordinance governing the particular district:

TABLE 1: DEVELOPMENT STANDARDS	
Open Space	40%
Building Setback	Shall be as required in the underlying zoning district.
Building Height	Shall be as required in the underlying zoning district.
Parking	Zoning Ordinance Section 1003.165

* Tandem Parking is defined as a parking space within a group of two or more parking spaces arranged one behind the other. Each car must be able to enter and exit a parking space independently of the movement of any other vehicle.

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SECTION 1003.126: REGULATIONS FOR SINGLE-FAMILY RESIDENTIAL TEAR DOWNS AND ADDITIONS

The following requirements shall apply for single family residential tear downs and additions in established districts:

1. General.
 - A. Tear downs and additions shall be harmonious and compatible with the existing residential dwellings.
 - B. The following items are required with the submittal for all additions and/or new construction:
 - (1.) An Application for Municipal Zoning Authorization.
 - (2.) Photos of the adjacent residential properties when Planning Commission review is required.
 - (3.) Architectural elevations and building materials addressing City of Chesterfield Architectural Review Board Design Guidelines when Planning Commission review is required.
 - (4.) Documentation that all adjacent property owners and subdivision trustees were notified of the proposed new construction.
 - (5.) Five (5) copies of a Plot Plan/Site Plan, drawn to scale and including the following information:
 - (a.) All specific information required by the ordinance authorizing the development;
 - (b.) Location and size, including height of the residential dwelling and all other structures located on the property;
 - (c.) Proposed driveway;
 - (d.) All existing and proposed easements/rights-of-way on the site; and
 - (e.) Specific structure setbacks in accordance with the structure setbacks established in the governing zoning district.
2. Minimum Yard Requirements.
 - A. The minimum yard requirements shall be those established for the district in which the dwelling is located. Exceptions may be established by existing non-conforming properties by variance granted through the City of Chesterfield Board of Adjustment.

3. Front Yard.

- A. The front yard setback shall be as established in the governing zoning district.
- B. In non-conforming subdivisions that have no platted building line, the prevailing pattern of the front yard setback in the subdivision shall establish the front yard setback. Determination of said prevailing pattern shall be based on the ten (10) closest lots in the subdivision. If there are fewer than ten (10) lots or the subject site is not in a subdivision, the prevailing pattern of the lots on the block frontage shall be used.

4. Side Yard and Rear Yard Setbacks.

- A. The side and rear yard setbacks shall be as established in the governing zoning district.

5. Height and Dimensional Regulations.

- A. Height is calculated from grade at front elevation to the top of the roof.
- B. The height of any residential tear down and rebuild or residential addition shall not exceed the maximum height of the underlying zoning district for which the property resides.
- C. If the entire neighborhood consists of one (1) story houses, plans for the first two (2) story house shall be reviewed by the Planning Commission. If the subdivision indentures already permit two (2) story houses, then the plans do not require review by the Planning Commission.

6. Floor Area Ratio.

- A. The maximum Floor Area Ratio (F.A.R.) for any single family detached structure is provided for each residential zoning district in City of Chesterfield Code.
- B. Modification from the above referenced F.A.R. requirement may be reviewed and approved by the Planning Commission. The petitioner shall submit a letter explaining what the F.A.R. requirement is, what the modification being requested is, and explain why the standard F.A.R. requirement cannot be met. Included with the request shall be a letter from the subdivision trustees and adjacent property owners.

7. Review.

- A. Applications for residential additions are reviewed by the Department of Planning and Public Works:
 - (1.) Any addition larger than one thousand (1,000) square feet and where the proposed addition increases the gross livable floor space by more than 30% shall be approved by the City of Chesterfield Planning Commission.

8. Exceptions.

A. Where a developed property in a residential zoning district is found to be non-conforming with regards to the dimensional requirements of the particular zoning district for which it resides and said property submits an application for tear down and additions, the Planning Commission shall make a determination of approval or denial based on the intent of this ordinance and by applying Exhibit 1 attached to this ordinance to the property in question to establish a maximum Floor Area Ratio (F.A.R.). The F.A.R. will be determined by applying the lot size of the property in question to the minimum lot sizes of all residential zoning districts as listed in Exhibit 1, to determine the appropriate zoning district F.A.R. requirement.

9. Appeal.

A. Decisions of the Director of Planning and Public Works regarding the application of this ordinance may be appealed to the Board of Adjustment in accordance with applicable procedures as established by the Board of Adjustment.

EXHIBIT 1.

FLOOR AREA RATIO (F.A.R.) REQUIREMENTS FOR RESIDENTIAL DETACHED STRUCTURES			
District	Min. Lot Size (in square feet)	Max. F.A.R.	Example of the maximum square footage per home.
LLR	130,680	.25	39,204
E-2	87,120	.25	21,780
E-1	43,560	.30	13,068
E-1/2	21,780	.30	6,534
R-1	43,560	.30	13,068
R-1A	22,000	.30	6,600
R-2	15,000	.35	5,250
R-3	10,000	.35	3,500
R-4	7,500	.35	2,625
R-5	6,000	.40	2,400
R-6, 6A, 6AA	4,500	.40	1,800
R-7	4,500	.40	1,800
R-8	4,500	.40	1,800

Section 1003.187 Planned Unit Development

1. *Scope of Provisions:*

This section contains the regulations of the Planned Unit Development or PUD. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in Chesterfield City Code which are incorporated as part of this section.

2. *Purpose:*

The purpose of the PUD District is to encourage flexibility to the density requirements and development standards of the zoning ordinance that will result in exceptional design, character, and quality of new homogenous and mixed use developments; to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space.

3. *General Requirements:*

- A. All property that is at least four (4) contiguous acres shall be eligible for the PUD District designation.
- B. All property to be zoned PUD or an existing PUD zoning district being amended shall be under single ownership, or if under multiple ownership, then by written consent of all owners who agree to be bound by the PUD District designation and regulations.
- C. The detailed standards set forth herein are minimum requirements and it is the intent of this Section that the City of Chesterfield may impose conditions and safeguards in excess of, or in addition to, the specified minimal requirements. Satisfying the minimum standards set forth herein does not per se indicate that an application is entitled to a zoning change and notice is hereby given to that effect.

4. *General Considerations:*

The following are a list of general considerations to be reviewed by the City of Chesterfield when analyzing applications for PUD zoning:

- A. The Applicant's narrative statement describing the character of and rationale for the proposed development;
- B. Land uses proposed are adopted as permitted uses within the Residential Zoning Districts included in the City of Chesterfield Code;
- C. Proposed residential densities as they compare to current City of Chesterfield Zoning Map delineation, Comprehensive Plan designation, infrastructure capacity and the effect upon public services and infrastructure capacity, and optimal usage of the land;
- D. Whether the major components of the PUD are properly located and should be able to continue to function if any of the other phases are not completed, taking into factors such as the infrastructure guarantee procedures described within City of Chesterfield Subdivision Ordinance;

- E. The compatibility of proposed land uses within the PUD with the surrounding land uses and the Land Use Map of the Comprehensive Plan;
- F. Effects upon public health, safety, and general welfare.

5. *Design Features:*

The following list includes design features suggested to be utilized by developers when applying for PUD zoning. Satisfaction of all or any of these design features is not mandatory, but the approval of PUD zoning will be predicated on the use of the below list or any other design feature deemed desirable by the City of Chesterfield. Proposed inclusion of these design features within a PUD can increase the flexibility of design standards and the ability of the developer to negotiate the mitigation of other requirements.

- A. Placement of structures on most suitable sites with consideration of maintaining existing site topography, soils, vegetation, slope, etc;
- B. Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, landscape gardens, plazas, and walking and cycling trails that serve to connect significant areas and various land uses;
- C. Preservation of existing mature trees and trees deemed extraordinary by the City of Chesterfield Tree Specialist due to but not limited to the following: size, type, origin, grouping, or number of;
- D. Enhanced landscaping, deeper and opaque buffers, and increased planting along public right-of-ways, open space/recreational areas, and the overall perimeter to protect and ensure compatibility with adjacent land uses;
- E. Utilization of Mixed Use buildings;
- F. Utilization of Traditional Neighborhood Design (TND) techniques in the layout and spatial organization of the development;
- G. Structures designed and constructed of an architectural vernacular that exceeds the typical building design and materials within the City of Chesterfield;
- H. Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;
- I. Incorporation of Transit Oriented Development or direct access to public transportation;
- J. Provision of affordable housing;
- K. Utilization of Leadership in Energy and Environmental Design (LEED) construction practices and development standards and the proposed LEED certification of buildings and grounds by the U.S. Green Building Council within the PUD; and

L. Inclusion of community facilities and the access thereto.

6. Permitted Land Uses:

A. Any land use, accessory land use, or conditional land use permitted in any Residential Zoning District adopted by the City of Chesterfield may be permitted in a PUD; also, in a PUD containing forty (40) or more residential lots or units, the following commercial uses may be authorized, when located in a separate or within a multiple family residence building:

- (1.) Barber or beauty shops
- (2.) Child care centers, nursery schools, or day nurseries
- (3.) Cigar and newspaper stands
- (4.) Food or drug stores
- (5.) Laundry or dry cleaning pick-up stations
- (6.) Self service laundries or dry cleaning facilities
- (7.) Restaurants, excluding fast food restaurants

B. All areas of a PUD shall have an assigned land use.

7. Minimum Design Requirements for a PUD:

A. At a minimum all requests for PUD zoning shall meet those *General Requirements* as described in Section 3 of this ordinance and the following requirements:

- (1.) Maximum Residential Densities shall be determined by utilizing the following:
 - (a.) Comprehensive Plan;
 - (b.) Existing zoning district maximum permitted density; and/or
 - (c.) When a proposed PUD is found to be zoned "NU" Non-Urban District and is not density restricted through the Comprehensive Plan, the maximum permitted density shall be without exception, one (1) residential unit per acre for the gross acreage of the proposed PUD property.
- (2.) Density Bonus
When a proposed PUD utilizes advanced urban design features and progressive land planning principals, a request may be made to the City

Council for a density bonus. Requests for Density Bonus are subject to the following provisions:

- (a.) Requests for a PUD Density Bonus may be made to the City Council with the recommendation of the Planning Commission. Recommendation is provided through a separate voice vote at the time of Planning Commission review of a request for PUD Zoning.

If the Planning Commission fails to pass a vote of recommendation for a density bonus, the City Council may only approve said density bonus with a vote passing by a super majority.

- (b.) Maximum density bonuses shall be determined by applying the table below. However, no density bonus shall exceed 20% of the of the maximum residential density as provided in Section 7.A.(1) of this PUD Ordinance.

Density Bonus Calculation Table		
Gross Acreage of Subdivision	Maximum Bonus	Permitted Density
4 – 20 Acres		20%
21 – 49 Acres		15%
50 Acres Plus		10%

- (c.) Advanced Urban Design Features are those features as listed, but not limited to, in Section 5 of this PUD ordinance. Other advanced urban design features and progressive land planning principals may be considered by the City Council and the Planning Commission.

When urban design features and land planning principals that are not listed in this PUD Ordinance are proposed for inclusion, the Department of Planning and Public Works shall furnish to the Planning Commission and to the City Council the following:

- (i.) Standardized definition of the proposed urban design features and/or land planning principals as used by any one or combination of the major land planning and development agencies (American Planning Association, Urban Land Institute, Congress for New Urbanism, etc.).
- (ii.) An analysis indicating the Departments determination as to if the petitioner's development meets the definitions intent of the proposed design feature/land planning principal.
- (iii.) Staff's determination as to if this inclusion of the urban design feature and/or land planning principal will aid in the proposed development meeting the purpose and intent the PUD Ordinance.

- (3.) A provision for common open space shall be provided in the PUD at a minimum of 30% of the total site acreage, to be displaced throughout the PUD and not concentrated in one area nor shall it contain only that portion of the proposed PUD that would be considered undevelopable due to topography or any other site specific related matter. All common open space areas shall be shown on all preliminary plans, site development plans, site development concept plans, site development section plans, and record plats and shall be preserved and deed restricted as common open space.
- (4.) The proposed project shall be consistent with the purposes and intent of the Comprehensive Plan and City of Chesterfield Code.

8. Dedications for public schools and public parks:

- A. A Planned Unit Development may include land designated for dedication for public schools or public park use; such land area may be considered part of the gross acreage of the development in computing the maximum number of lots that may be created or maximum dwelling units that may be approved, provided that:
 - (1.) The area of the proposed development shall be at least thirty (30) acres in the case of a public school dedication and sixty (60) acres in the case of a public park dedication, unless otherwise authorized or required by the City of Chesterfield.
 - (2.) The proposed school site is compatible with a generalized plan for school locations published by the school district.
 - (3.) Prior to approval of a site development concept plan, a written agreement between the petitioner and the school district shall be submitted to the City of Chesterfield for review. This agreement shall indicate who is responsible for the installation of required improvements adjacent to or affecting the school site, and when the improvements will be installed.
 - (4.) The proposed site is dedicated to public school or park use in a manner approved by the City Attorney as to legal form prior to recording of the site development concept plan.
 - (5.) The site development concept plan identifies the boundaries of the dedicated tract within the development.
 - (6.) The deed of dedication for a public park(s) or public school use shall provide that in the event the property shall no longer be used for that purpose, it will revert to the trustees of the subdivision in which it is located as common land.

9. Procedure:

Procedures for filing, review, and approval of the PUD procedure shall be as follows:

- A. *Application.* Application for a PUD for a specific tract of land shall be filed by the owner or owners of record, or owners under contract of a lot or tract of land, or their authorized representatives. Application shall be addressed to the City of Chesterfield and submitted to the Department of Planning & Public Works upon forms prescribed for such purpose and accompanied by the following:
- (1.) Filing fee per requirements of the City of Chesterfield Code.
 - (2.) A PUD Narrative addressing the following:
 - (a.) A document, which may include architectural renderings, pictures, site plans, etc., describing the character of, and rationale for the proposed Planned Unit Development;
 - (b.) A description of any amenities or recreational facilities to be provided within the PUD;
 - (c.) A description of any lands to be dedicated for public facilities within the PUD;
 - (d.) Proposed phasing and time schedule if development is to be done in phases; and
 - (e.) Proposed phasing and time schedule for land to be dedicated for public facilities.
 - (3.) PUD Preliminary Plan, to be approved as a part of the PUD ordinance shall be submitted to provide further explanation and detail as to how the proposed development shall meet the intent and requirements of this ordinance. A PUD Preliminary Plan shall include the following:
 - (c.) An outboundary plat of the tract with a land surveyor's seal and statement of verification regarding the source of boundary dimensions, bearings, and source of contour data.
 - (d.) A location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one-hundred (100) feet.
 - (e.) The names of the owners of all property adjoining the tract as disclosed by the most recent assessor's record.
 - (f.) Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways, and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
 - (g.) The delineation both graphically as an exhibit and a legal description of all proposed parcel(s) of land. The document will include the

location of the City of Chesterfield Residential Zoning District Development Standards for which the parcel(s) are to be developed. These parcels are to be labeled with a letter or number and accompanied with a table that clearly depicts the parcel name and the development standards for which it is to be developed;

- (h.) The total maximum number of density units per each parcel of land within the PUD.
 - (i.) PUD perimeter buffers and setbacks.
 - (j.) All proposed areas of ingress and egress onto the PUD.
 - (k.) Existing and proposed contours at vertical intervals of not more than two (2) feet referred to sea level datum utilizing USGS data.
 - (l.) Approximate location of any historical artifacts, buildings, or historically significant buildings as identified by the Landmarks Preservation Committee, the City of Chesterfield, and St. Louis County within the boundaries of the tract.
- B. *Public Hearing.* A public hearing on the petition shall be held by the Planning Commission in accordance with City of Chesterfield Code.
- C. *Planning Commission Recommendation.* Upon review of the application, the Planning Commission may recommend approval, approval subject to appropriate conditions, or denial. Conditions may relate to, but need not be limited to, the following:
- (1.) Those items as listed in General Considerations;
 - (2.) Those items as listing in Design Features; and
 - (3.) Development Standards to be applied to each lot in the PUD.
- D. *City Council Action.* Upon receipt of the Planning Commission's recommendation, the City Council shall either approve the Planned Unit Development by approving an ordinance authorizing the development or deny the application. If the application is approved, the matter shall be returned to the Planning Commission for consideration of a site development plan, site development concept plan, or site development section plan.
- E. *Appeal or Protest Procedure.*
- (1.) *Appeal by petitioner to recommendation of denial.* The petitioner may file an appeal to the City Council of a Planning Commission recommendation of denial of an application for a Planned Unit Development or an amendment thereto in accord with the provisions of Chesterfield City Code.

(2.) *Protest by specified nearby property owners to recommendation of approval.* Specified nearby property owners may file a protest with the City Council against the Planning Commission's recommendation of approval of an application for a Planned Unit Development procedure or an amendment thereto in accord with the provisions of Chesterfield City Code.

F. *Site Development Plan, Site Development Concept Plan, and Site Development Section Plan Requirements shall be as follows:*

(1.) *Site Development Concept Plan (SDCP) requirements.* A SDCP shall include, in addition to specific information required by the ordinance authorizing the development, the following general information:

- (a.) Outboundary plat and legal description of the property.
- (b.) The delineation both graphically as an exhibit and a legal description of all proposed parcel(s) of land. The document will include the location of the City of Chesterfield Residential Zoning District Development Standards for which the parcel(s) are to be developed. These parcels are to be labeled with a letter or number and accompanied with a table that clearly depicts the parcel name and the development standards for which it is to be developed;
- (c.) The total number of density units per parcel.
- (d.) Location of all roadways adjacent to the property and general location, size, and pavement widths of all interior roadways.
- (e.) General design of the development including unit types (i.e., single-family detached, single-family attached, garden apartment, etc.), number of each unit type proposed, location of units, minimum and maximum size of single-family lots, approximate size of multiple-family structures, and location and size of common areas and recreation facilities.
- (f.) Location and size of any commercial uses; types of uses proposed and general parking layout.
- (g.) Include conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
- (h.) PUD perimeter buffers and setbacks.
- (i.) All proposed areas of ingress and egress onto the PUD.
- (j.) Exterior to the PUD, zoning district lines and floodplain boundaries.

- (2.) *Planning Commission Review.* The Planning Commission can approve or disapprove the SDCP. The Planning Commission's recommendation shall be based upon whether the SDCP meets the requirements of the approved PUD Ordinance. The Planning Commission shall also consider architectural, landscape, and other relationships which may exist between the proposed development and the character of the surrounding neighborhood and shall prescribe or require such physical treatment or other limitations as will, in its opinion, ensure compatibility.
- (3.) *Recording.* Upon approval of the site development concept plan by the Planning Commission, the owner(s) or authorized representative shall, within sixty (60) days of the approval date, record the plan with the St. Louis County Recorder of Deeds as a Planned Unit Development. Failure to record the site development concept plan within the time specified shall cause approval of the plan to terminate. An extension of recording time may be granted by the Planning Commission for a period not to exceed one hundred eighty (180) days from the date of approval by the Planning Commission. A hard copy must also be filed with the City of Chesterfield.
- (4.) *Site Development Plans and Site Development Section Plans.* For the purpose of this ordinance, Site Development Plans and Site Development Section Plans shall serve as the Preliminary Plat within an approved PUD. A site development plan or site development section plan (SDP/SDSP) for a single phase PUD or for each plat or phase of the Planned Unit Development shall be submitted to the Department of Planning and Public Works for review and approval. The SDP/SDSP shall contain such information as is required by the ordinance establishing the Planned Unit Development, in addition to such other information required on a preliminary plat in accord with Section 1005.060 of the Chesterfield City Code. The plans shall be retained on file by the Department of Planning and Public Works. An approved SDP/SDSP shall constitute an approved preliminary plat for subdivision purposes. SDP/SDSP submittal shall include a Tree Stand Delineation and Tree Preservation Plan. No building permits or authorization for improvement, development, clearing, grubbing or grading for any use authorized under provisions of the PUD ordinance governing the tract shall be issued prior to approval of such plans.

Where elements within the designated planned unit development boundary are necessary to the support of a given section, but not included within the section boundary, these elements shall be included on a site plan accompanying, or a part of, the site development section plan. This provision shall ensure that any and all phases of a PUD shall be able to function independently from any and all other phases within that PUD.

For developments consisting of a single plat or phase, the site development plan may include all the information required for concept plans and site development section plans, and the requirement for submittal of concept plans and site development section plans may be

waived. Notification of intent to develop the PUD in such manor must be made by the developer or property owner to the City of Chesterfield, prior to site development plan submittal.

G. *Procedures to amend the PUD Ordinance or required plans.* In order to amend provisions of an existing Planned Unit Development ordinance or to amend a site development plan, site development concept plan, or site development section plan approved for the PUD, the procedure shall be as follows:

(1.) *To amend the PUD ordinance:*

- (a.) The property owner or authorized representative shall submit a written request to amend ordinance conditions to the Department of Planning and Public Works for review. The Department shall then evaluate the request for consistency in purpose and content with the nature of the proposal as originally advertised for public hearing.
- (b.) After review by the Department of Planning and Public Works, a new public hearing shall be held on the matter in accord with proceedings specified in City of Chesterfield Code.

(2.) *To amend the Site Development Plan, Site Development Concept Plan, or Site Development Section Plans:*

- (a.) The procedure to amend the recorded site development plan, site development concept plan, or site development section plan is established in City of Chesterfield Code.
- (b.) The property owner or authorized representative shall submit an amended site development plan, site development concept plan, or site development section plan and completed application to the Department of Planning and Public Works for review. The Department shall then review the request and once all issues are addressed it shall be forwarded to Planning Commission for final review and approval.
- (c.) Once approved, said amended plan shall be recorded with the St. Louis County Recorder of Deeds within sixty (60) days of Commission approval, with a hard copy to be filed with the City of Chesterfield.

(3.) *Redevelopment of an Approved PUD.* In the event that an approved PUD is to be redeveloped to the extent that the approved land uses, parcels, densities, or ingress and egress onto the site are proposed to be modified; the existing PUD Ordinance will be required to be repealed and a new PUD Ordinance with all accompanied documents will be required to be submitted for approval by the City of Chesterfield. This new PUD Ordinance will be required to adhere to all requirements as described in this ordinance.

H. *Time periods for submission of plans and commencement of construction and extensions of time.*

- (1.) *Site Development Plan or Site Development Concept Plan.* The site development concept plan shall be submitted to the Planning Commission for review within eighteen (18) months after approval of the application by the City Council unless such time is extended by the Planning Commission. One such extension shall be allowed for a maximum of eighteen (18) additional months.
- (2.) *Commencement of construction.* Substantial construction shall commence within two (2) years of approval of the site development plan or site development concept plan, unless otherwise authorized by ordinance. Where due cause is shown by the petitioner, the Planning Commission may extend the period to commence construction for not more than one additional year. As used in this section, substantial construction shall mean final grading for roadways necessary for first approved plat or phase of construction and commencement of installation of sanitary and storm sewers.
- (3.) *Appeal of a denial of an extension of time.* Upon the denial by the Planning Commission of a request to extend the time for the filing or recording of a site development concept plan; or to commence construction, the applicant may file an appeal with the City Council requesting a determination from that body, except in such instances where the maximum time extensions have been granted.

A notice of appeal shall be filed within fifteen (15) days of action by the Commission. Notice of appeal to the City Council shall be in writing and shall be filed in duplicate with the City Clerk of the City Council. The applicant shall have an additional thirty (30) days to file the appeal. The appeal shall set forth the specific causes why the previously approved time for the filing or recording of a site development concept plan, or beginning construction could not be met, and within what period of time such requirement can be met.

Upon receipt of an appeal for a time extension, it shall be forwarded to the Planning Commission for report therein as to whether or not the facts offered in the appeal have or have not justified the requested time extension. The City Council on receipt of the Commission's report may affirm, reverse, or modify, in whole or in part, any determination of the Planning Commission or may grant or deny any request for an extension of time upon which the Planning Commission has taken action. An affirmative vote of five members of the whole City Council shall be required to reverse, modify, or amend any determination of the Planning Commission. A majority vote of the whole City Council shall be sufficient to affirm any determination of the Planning Commission.

- (4.) *Termination of Planned Unit Development.* In the event the site development plan or site development concept plan is not submitted or

substantial construction has not commenced within the prescribed time limits, the Planned Unit Development shall terminate, and the Planning Commission shall within forty-five (45) days initiate a resolution of intent for the purpose of a new public hearing to revert the property to its prior classification in accord with the proceedings specified in City of Chesterfield Code. Where a Planned Unit Development has terminated, no building permit shall be issued on that property until completion of action by the City Council on a resolution of intent to change the zoning of said property in accord with the provisions noted above.

I. *Trust Indentures and Warranty Deeds.* In developments where common open areas, which may include open spaces, recreational areas, or other common grounds, are provided and the acreage of which is included in the gross acreage for density calculation purposes, a trust indenture shall be recorded simultaneously with the record plat. The indenture shall provide for the proper and continuous maintenance and supervision of said common land by trustees to be selected and to act in accordance with the terms of such indenture and the common land shall be deeded to the trustees under said indenture by general warranty deed. The trust indenture and warranty deed shall comply with the requirements established in Section 1003.173 of the City of Chesterfield Code. In addition, the trust indenture shall contain the following provisions:

(1.) That the common areas, including common open spaces, recreational areas; or other common grounds, shall be for the sole benefit, use, and enjoyment of the lot or unit owners, present and future, of the entire planned unit development or that the common areas may also be used by residents outside the planned unit development. If residents outside the planned unit development are permitted to use the common areas, the indenture shall contain provisions which shall provide, in essence, the following:

(a.) No resident of the Planned Unit Development shall be denied the use of the open space, recreational facilities, or other common ground for any reason related to the extension of such privilege to nonresidents of the planned unit development;

(b.) All rules and regulations promulgated pursuant to the indenture with respect to residents of the Planned Unit Development shall be applied equally to the residents;

(c.) All rules and regulations promulgated pursuant to the indenture with respect to nonresidents of the Planned Unit Development shall be applied equally to the nonresidents;

(d.) At any time after the recording of the indenture, a majority of the residents of the Planned Unit Development, by election duly called, may elect to allow or disallow usage of the open space, recreational facilities or other common grounds by nonresidents of the Planned Unit Development.

- (2.) The indentures shall contain provisions for the maintenance of all common areas and facilities and the means of collecting assessments necessary for the maintenance thereof.
- (3.) In Planned Unit Developments containing attached units, the indenture shall contain provisions for maintenance of common walls.

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