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Planning Commission Public Hearing & Vote Report

Meeting Date: August 10, 2015

From: Jonathan Raiche, Senior Planner

Location: City of Chesterfield

Petition: **P.Z. 08-2015 City of Chesterfield (Unified Development Code-Articles 3 and 10)**

Proposal Summary

The Unified Development Code (UDC) was approved and adopted by the City Council in June of 2014. Since that time, Staff has identified necessary revisions for Article 03 Section 06 “Residential Use Table” and Article 10 “Definitions” (Specifically 10-02 and 10-03). The revisions to Article 3 will clarify a small number of permitted uses in the Use Table for Residential Districts that we discovered contains conflicting language. The revisions for Article 10 will reinstate definitions from previous versions of code that will assist with the administration of the UDC. These necessary revisions are discussed in more detail below.

Item 1 – Use Table for Residential Districts

During the transition from the Zoning Ordinance to the new UDC, there were unintentional changes that occurred to the “LLR” Large Lot Residential District, “R-4” Residential District, and the “R-5” Residential District. In general, the new UDC states that Livestock and Stables are permitted in the LLR District, that Multi-Family and Single Family Attached homes are permitted in the R-4 and that Multi-Family is permitted in the R-5. However, these are incorrect and are not permitted in the R-4 or R-5 Districts and the Livestock/Stables use are conditional uses only.

The Use Table (UDC Section 03-06) attached to this report is corrected and Staff is recommending approval by the Planning Commission.

Item 2 – Additional Definitions

During the effort to consolidate defined terms from various development related ordinances and manuals, Staff has identified four terms that were previously defined but were inadvertently omitted from the new consolidated Article 10, Definitions. These definitions include one (1) term related to building vernacular and three (3) that address land use terms. Staff is recommending that these be included in the UDC:

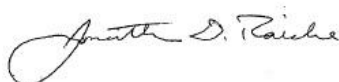
- 1) **Fence** – an artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.
- 2) **Park** – any public or private land available for recreational, educational, cultural, or aesthetic use.
- 3) **Restaurant, take out** – an establishment where food and/or beverages are sold in a form ready for consumption, and where consumption takes place, or is designed to take place, outside the confines of the restaurant.
- 4) **Union halls and hiring halls** – any use, usually under the auspices of a labor union, which has the responsibility of furnishing new recruits for employers who have a collective bargaining agreement with the union.

This will provide clarity to individuals who read the UDC as well as providing staff members with additional direction when administering the code.

Request

The changes herein are recommended by Staff in order to effectively administer the UDC as originally intended and Staff is requesting the Planning Commission approve these items. After the vote is taken by the Planning Commission, this project will be presented before the Planning and Public Works Committee for a recommendation to the City Council.

Respectfully Submitted,



Jonathan Raiche, AICP
Senior Planner

Attachments

1. Public Hearing Notice
2. Amendment to UDC Article 10 Definitions
3. New Residential Use Table UDC Section 03-06

cc: Aimee Nassif, Planning and Development Services Director

**NOTICE OF PUBLIC HEARING
CITY OF CHESTERFIELD
PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, August 10, 2015, at 7:00 p.m. in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

P.Z. 08-2015 City of Chesterfield (Unified Development Code- Article 3 and 10): An ordinance amending the Use Table for Residential Districts found in Article 3 of the Unified Development Code and amending Article 10, “Definitions” of the Unified Development Code.

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review from the Planning and Development Services Division at Chesterfield City Hall, 690 Chesterfield Parkway West, weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Jonathan Raiche, Senior Planner by telephone at 636-537-4736 or by email at jraiche@chesterfield.mo.us.

CITY OF CHESTERFIELD
Stanley Proctor, Chair
Chesterfield Planning Commission

For information about this and other projects under review by the Planning and Development Services Division, please visit “Planning Projects” at www.chesterfield.mo.us

UNIFIED DEVELOPMENT CODE AMENDMENTS

Amendment 2: Article 10

DEFINITIONS

SECTION 10-02 GENERAL TERMS

- 1) **Fence** – an artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.

SECTION 10-03 USE TERMS

- 2) **Park** – any public or private land available for recreational, educational, cultural, or aesthetic use.
- 3) **Restaurant, take out** – an establishment where food and/or beverages are sold in a form ready for consumption, and where consumption takes place, or is designed to take place, outside the confines of the restaurant.
- 4) **Union halls and hiring halls** – any use, usually under the auspices of a labor union, which has the responsibility of furnishing new recruits for employers who have a collective bargaining agreement with the union.

Article 03: Zoning Districts and Uses

Sec. 03-06. USE TABLE FOR RESIDENTIAL DISTRICTS

Use Table for Residential Districts

Uses: P-Permitted C-Conditional

* means the use is allowed with conditions. See Section 03-03 for additional regulations

USE GROUP	ZONING DISTRICT AND CATEGORY												
	LLR	E-2 Ac	E-1 Ac	E-1/2 Ac	R-2	R-3	R-4	R-5	R-6	R-6A	R-6AA	R-7	R-8
RESIDENTIAL													
Dwellings													
Single-family detached	P	P	P	P	P	P	P	P	P	P	P	P	P
Single-family attached				P				P	P				
Multi-family									P	P	P	P	P
Group home	C	C	C	C	C	C	C	C	C	C	C	C	C
Group residential facility	C	C	C	C	C	C	C	C	C	C	C	C	C
Mobile home park	C*					C*							
Nursing homes	C	C	C	C	C	C	C	C	C	C	C	C	C
CIVIC													
Public safety facilities	P	P	P	P	C	P	P	P	P	P	P	P	P
PUBLIC													
Administrative offices for educational or religious institutions	C	C	C	C	C	C	C	C	C	C	C	C	C
Cemetery	C	C	C	C	C	C	C	C	C	C	C	C	C
Churches and other places of worship	P	P	P	P	P	P	P	P	P	P	P	P	P
Clubs or Community Centers	C	C	C	C	C	C	C	C	C	C	C	C	C
Day care center	C	C	C	C	C	C	C	C	C	C	C	C	C
Day care home	C	C	C	C	C	C	C	C	C	C	C	C	C
Farming (including cultivation and sale of crops, plants and domestic animals with no salesrooms)	P	C	C										
Golf courses	C	P	P	P	P	P	C	C	C	C	C	C	C
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P
Hospitals	C	C	C	C	C	C	C	C	C	C	C	C	C
Hospice	C	C	C	C	C	C	C	C	C	C	C	C	C

Article 03: Zoning Districts and Uses

USE GROUP	ZONING DISTRICT AND CATEGORY												
	LLR	E-2 Ac	E-1 Ac	E-1/2 Ac	R-2	R-3	R-4	R-5	R-6	R-6A	R-6AA	R-7	R-8
Libraries, public or private	C	C	C	C	P	P	P	P	P	P	P	P	P
Livestock and stables	C*	C	C										
Mortuary	C	C	C	C	C	C	C	C	C	C	C	C	C
Parks	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation facility	C												
Restaurant, sit down									C	C	C	C	C
Retreat Center	C	C	C	C	C	C	C	C	C	C	C	C	C
Kennels, boarding	C	C	C	C									
Kennels, private	C	C	C	C									
Veterinary clinics	C												
Wildlife reservation, forest and conservation project	P	P	P	P	P								
EDUCATIONAL													
College/University	P	P	P	P	P	P	P	P	P	P	P	P	P
Primary	P	P	P	P	P	P	P	P	P	P	P	P	P
Secondary	P	P	P	P	P	P	P	P	P	P	P	P	P
Kindergarten, Nursery School	P	P	P	P	P	P	P	P	P	P	P	P	P
Specialized Private School	C	C	C	C	C	C	C	C	C	C	C	C	C
UTILITIES													
Public facilities	P	P	P	P	P	P	P	P	P	P	P	P	P
Public facilities over 60 ft. in height	C	C	C	C	C	C	C	C	C	C	C	C	C
Sewage treatment facilities, other than facilities permitted as an accessory use	C	C	C	C	C	C	C	C	C	C	C	C	C
Telecommunications tower or facility	C	C	C	C	C	C	C	C	C	C	C	C	C