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## ***Planning Commission Public Hearing & Vote Report***

**Meeting Date:** August 11, 2014

**From:** John Boyer, Senior Planner

**Location:** City of Chesterfield

**Petition:** **P.Z. 13-2014 City of Chesterfield (Unified Development Code-Article 3)**

### **Proposal Summary**

The Unified Development Code (UDC) was recently approved and adopted by the City Council in June. Recently, Staff has identified a few corrections that should be made to various Sections of Article 3 within the UDC. None of these items change conditions or requirements currently in place or previously in place with the Zoning Ordinance. These are simply minor housekeeping items we would like to correct. These corrections are as follows:

### **Item 1**

The Planned Industrial “PI” District is permitted to have outdoor storage or display of merchandise, materials, or equipment. This is of course regulated with development and/or restrictions established such requiring as screening, fencing, restricting location as it relates to the building, etc. As you know, we have many Industrial developments which have outdoor storage now. However, this is not permitted in our “NB” Neighborhood Business Districts which immediately precedes the “PI” District in the UDC. This prohibition was erroneously included in both the “PI” District and “NB” District despite the fact that it was not applicable to the “PI” District. Therefore, Staff is requesting that it be removed.

Article 3-Zoning Districts and Uses  
Section 03-04 E. “PI” Planned Industrial District

### **Current Language states:**

- (4) Outdoor storage or display of merchandise, materials, or equipment is prohibited.

### **Necessary change:**

- ~~(4) Outdoor storage or display of merchandise, materials, or equipment is prohibited.~~

**Item 2**

All of the Residence Districts contain two tables, one identifying minimum structure setback requirements and one identifying minimum lot size requirements. In codifying the requirements for the “R-2” Residence District, the incorrect table was inadvertently inserted under the Lot Area section as you can see below.

Article 3-Zoning Districts and Uses  
Section 03-03 H. “R-2” Residence District

**Current Language states:**

b.)Lot Area

| <b><i>Setbacks - Residential Uses</i></b>     | <b><i>R-2</i></b>  |
|---|--|
| Front (from property line)                    | ---  |
| Side (from property line)                     | 15 ft.   |
| Rear (from property line)                     | ---  |
| Right-of-way                                  | 20 ft.   |
| Between structures                            | 30 ft.   |
| <b><i>Setbacks - Non-Residential Uses</i></b> | <b><i>R-2</i></b>  |
| From any property line                        | 75 ft.   |
| Right-of-way                                  | 150 ft. for collector or arterial. 100 ft. for other streets |

**Necessary Language:**

b.) Lot Area.

| <b>Use</b>                           | <b>Minimum Lot Area</b> |
|--------------------------------------|-------------------------|
| Cemetery or Mortuary                 | 3 ac                    |
| Churches and other places of worship | 3 ac                    |
| Day care center                      | 30,000 sq. ft.          |
| Dwelling, single family              | 15,000 sq. ft.          |
| Group home                           | 15,000 sq. ft.          |
| Group residential facility           | 3 ac                    |
| Library                              | 1 ac                    |
| Educational facilities               |                         |
| Nursery school                       | 15,000 sq. ft.          |
| Kindergarten                         | 1 ac                    |
| Primary                              | 5 ac                    |
| Junior High                          | 10 ac                   |
| Senior High                          | 20 ac                   |
| Collegiate                           | 10 ac                   |
| Public utility facility              | 10,000 sq. ft.          |
| All other non-residential uses       | 5 ac                    |

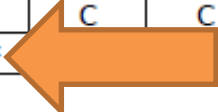
**Item 3**

Article 3 contains a Use Table which denotes all permitted and conditional uses in a particular zoning district. If an asterisk is included, that means that there may be additional criteria for that use found in the UDC. In the LLR District, Group Residential Facility is a conditional use. However, an asterisk was inadvertently included in the Table. This asterisk is unnecessary and should be removed.

Article 3-Zoning Districts and Uses  
 Section 03-06 Use Table for Residential Districts  
**Current Language states:**

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

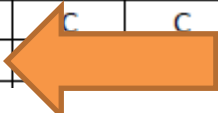
| USE GROUP                  | ZON |           |           |          |     |
|----------------------------|-----|-----------|-----------|----------|-----|
|                            | LLR | E-2<br>Ac | E-1<br>Ac | E-1/2 Ac | R-2 |
| <b>RESIDENTIAL</b>         |     |           |           |          |     |
| <b>Dwellings</b>           |     |           |           |          |     |
| Single-family detached     | P   | P         | P         | P        | P   |
| Single-family attached     |     |           |           | P        |     |
| Multi-family               |     |           |           |          |     |
| Group home                 | C   | C         | C         | C        | C   |
| Group residential facility | C*  |           |           | C        | C   |



**Necessary Language**

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

| USE GROUP                  | ZON |           |           |          |     |
|----------------------------|-----|-----------|-----------|----------|-----|
|                            | LLR | E-2<br>Ac | E-1<br>Ac | E-1/2 Ac | R-2 |
| <b>RESIDENTIAL</b>         |     |           |           |          |     |
| <b>Dwellings</b>           |     |           |           |          |     |
| Single-family detached     | P   | P         | P         | P        | P   |
| Single-family attached     |     |           |           | P        |     |
| Multi-family               |     |           |           |          |     |
| Group home                 | C   | C         | C         | C        | C   |
| Group residential facility | C   |           |           | C        | C   |



**Request**

The above listed changes are needed in order to effectively apply the Unified Development Code as intended and as previously enforced under the previous Zoning Code. Staff is requesting the Planning Commission to approve the above identified amendments to the Unified Development Code. 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,

A handwritten signature in black ink, appearing to read 'John Boyer', with a long horizontal line extending to the left.

John Boyer  
Senior Planner

Attachments

1. Public Hearing Notice

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 11, 2014, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

**P.Z. 13-2014 City of Chesterfield (Unified Development Code-Article 3):** An ordinance repealing sections 03-03H, 03-04E, and 03-06 of the City of Chesterfield Unified Development Code and replacing them with new sections to address the lot area criteria for the “R-2” Residence District, development standard for the “PI” District and the Use Table for Residential Districts pertaining to the “LLR” Residence District.

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 John Boyer, Senior Planner by telephone at 636-537-4734 or by email at [jboyer@chesterfield.mo.us](mailto:jboyer@chesterfield.mo.us).

CITY OF CHESTERFIELD  
Michael Watson, 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](http://www.chesterfield.mo.us)