

Memorandum Department of Planning & Development Services



To: Planning and Public Works Committee
From: Justin Wyse, Director of Planning and Development Services
Date: November 9, 2017
RE: **“AG” Agricultural District Regulations**

Summary

Staff is requesting authorization to review permitted uses and development criteria within Article 31-03-03.B. regarding the “AG” Agricultural District regulations. This request stems from numerous areas that are unprotected by the 500-year levee within the Chesterfield Valley. These areas are designated as “Agricultural / Flood Plain / Conservation” on the Future Land Use Map within the Comprehensive Plan. However, many of these areas are zoned either “M3” Planned Industrial District or “NU” Non-Urban District.

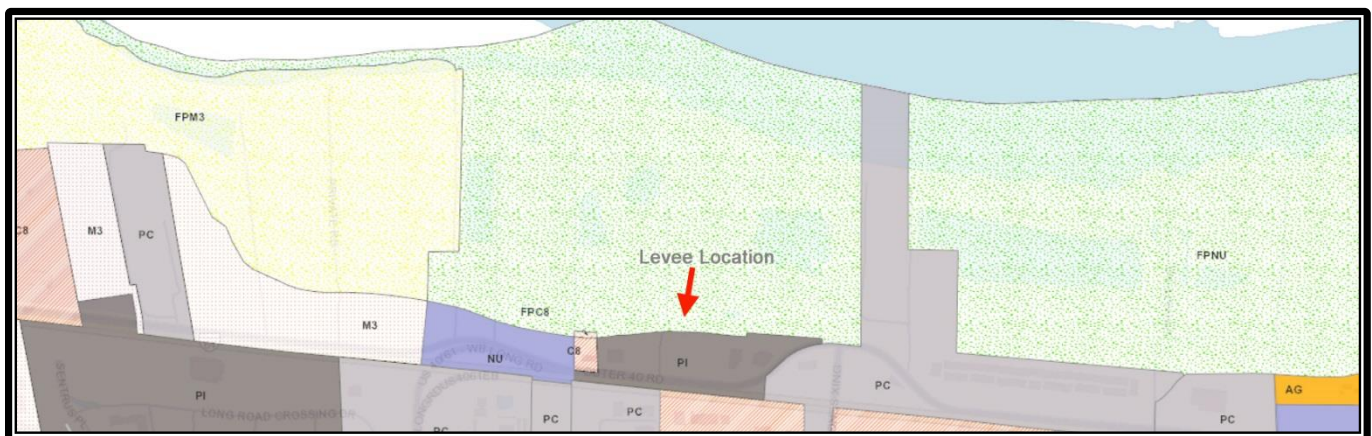


Figure 1: Zoning Map

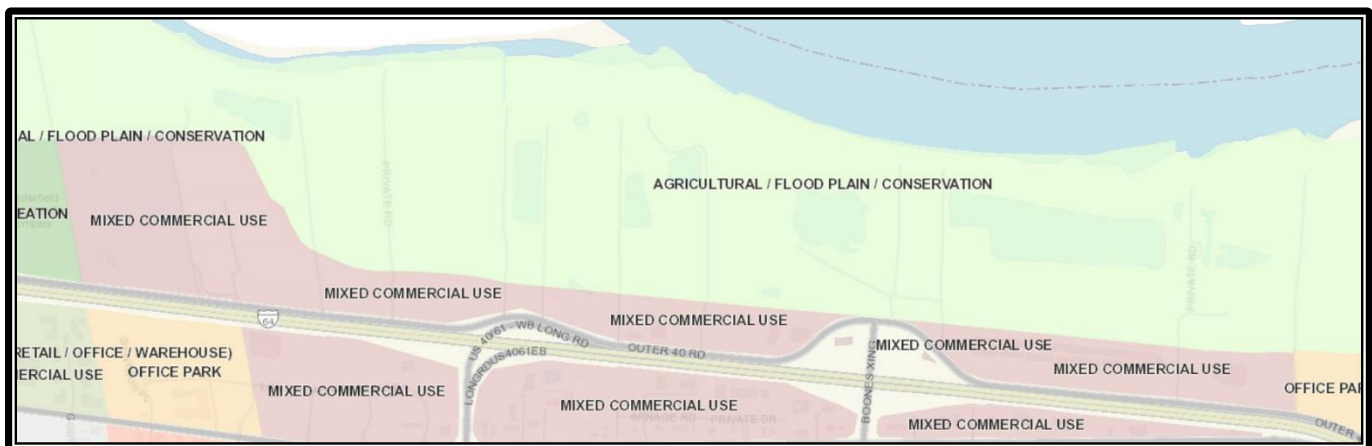


Figure 2: Future Land Use Map

Staff is requesting to review the uses and development requirements in an effort to provide realistic opportunities to encourage property owners to change to a zoning designation in compliance with the Comprehensive Plan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Justin Wyse". The signature is stylized and cursive.

Justin Wyse
Director of Planning and Development Services

Attachments: "AG" Agricultural District Regulations
Use Table for Non-Residential Uses

B. AG Agricultural District.

1. *Purpose.* The purpose of the AG Agricultural District is to provide agricultural uses and activities, and other compatible uses in areas where the normal provision of community infrastructure is not desirable or not feasible.
2. *Scope of provisions.* This Section contains the regulations of the AG District which are supplemented and qualified by additional general regulations appearing elsewhere in the UDC.
3. In addition to the development standards and district requirements in Article 04 of this UDC, the following performance standards are applicable to the AG District:

(a) Uses. Permitted and conditional uses for the AG District are found in Section 31-03-07 of this Article. In addition:

- (1) Livestock must be housed at least one hundred (100) feet from all property lines.
- (2) Animal pens associated with kennels must be at least two hundred (200) feet from all property lines.
- (3) Accessory uses may include, but are not limited to, the following:
 - [a] Devices for the generation of energy or individual sewage treatment facilities serving an individual nonresidential use. Sewage treatment facilities shall not exceed a flow of five thousand (5,000) gallons per day.
 - [b] Detached single-family dwelling.
 - [c] Private stables (which must be fenced and maintain a one-hundred-foot setback from all property lines).

(b) Lot area.

Use	Minimum Lot Area
Public utility facility	10,000 square feet
Mechanical sewage treatment facility	1 acre
All other uses	10 acres

(c) Yard requirements.

- (1) No structure shall be allowed within fifty (50) feet of any right-of-way.
- (2) No structure shall be allowed within twenty-five (25) feet of any property line.
- (3) Animals and livestock shall be housed at least one hundred (100) feet from any property line.

(d) Stormwater. Open swales as opposed to enclosed systems shall be permitted where appropriate as directed by the Department.

(e) Lot width. The minimum lot width for any structure, measured at the front building setback line, is three hundred (300) feet.

(f) Height. Maximum height is fifty (50) feet for all structures unless otherwise stated in a CUP. Church steeples may extend to one hundred (100) feet as measured from the average floor grade elevation of the first floor.

(g) Natural resource protection.

- (1) Floodways, wetlands, woodlands and floodplains shall follow all federal, State, county and City regulations as applicable.
 - (2) Seventy percent (70%) of all areas exceeding a thirty-percent slope shall be protected and remain undeveloped.
4. The procedure for zoning to the AG District and site plan approval is established in Article 02 of this UDC.

UNIFIED DEVELOPMENT CODE

31 Attachment 2

City of Chesterfield

Use Table for Nonresidential Districts
[Ord. No. 2801, § 3 (Exh. A), 6-16-2014]

Uses:

P - Permitted

C - Conditional

* Means the use is allowed with conditions. See Section 31-03-04 for additional regulations.

** Refers to light industrial type uses permitted in certain geographical areas in a PC District.

Use Group	Zoning Districts						
	PS	AG	PC	NB	PI	LI	MU
Agriculture							
Agriculture and agricultural buildings		P					
Livestock-raising and keeping of animals		P					
Civic							
Administrative offices for educational or religious institutions		C	P	P	P	P	
Church and other places of worship		C	P	P	P	P	
Community center			P				
Correctional institution					P		
Highway Department garage					P		
Historic sites, including buildings	P						
Library			P	P			
Natural or primitive areas and forests encompassed by the provisions of the Missouri State Forestry Law	P						
Parks	P	P	P	P	P	P	
Postal stations			P	P	P	P	P
Public building facilities owned or leased by the City of Chesterfield			P	P	P	P	
Public safety facility	P	P	P	P	P	P	P
Railroad switching yard and tracks and associated structures					P		
Retreat center	C	C					
Sales yard operated by a church, school, or other not-for-profit organization					P		
Wildlife habitats, forests, conservation projects and fish hatcheries	P	P					

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Use Group	Zoning Districts						
	PS	AG	PC	NB	PI	LI	MU
Residential							
Dwelling, employee	C		P		P		
Dwelling, single-family detached							
Dwellings, multifamily							
Home occupation		P					
Group residential facility							P
Public Recreational							
Airport, public or private		C			P		
Amusement park			P				
Arena and stadium			P		P		
Art gallery			P				
Art studio			P				
Athletic fields	P	P					
Auditorium			P				
Banquet facility			P				
Botanical garden			P	P			
Camping facility	C						
Cemetery	P	C	P	P		P	
Club		C	P	P	P		
Correctional institution					P		
Driving ranges	C						
Fairground			P		P		
Farmer's market			P	P	P		
Golf courses	C	C	P		P		
Gymnasium			P	P	P		
Harbor, marina, and dock for waterborne vehicles, including repair facilities and sales of fuel and supplies					P		
Helipoint-public and private					P		
Mortuary		C	P	P			
Museum			P	P			
Reading room			P	P			
Recreation facility		C	P	P			
Riding stable		P	P	P			

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Use Group	Zoning Districts						
	PS	AG	PC	NB	PI	LI	MU
Sales yard operated by a church, school, or other not-for-profit organization			P				
Transit transfer station			P				
Union halls and hiring halls			P		P		
Zoological gardens			P				
Office							
Office-dental			P	P	P		P
Office-general			P	P	P	P	P
Office-medical			P	P	P		P
Commercial/Sales							
Automobile dealership			P				
Automotive detailing shop					P		
Automotive retail supply			P		P		
Bakery			P	P	P		
Bar			P		P		
Bowling center			P				
Brewery					P		
Brewpub			P		P		
Coffee shop			P	P			
Coffee shop, drive-through			P				
Farming, livestock and stables. Farming includes cultivation and sale of crops, plants and domestic animals with no salesrooms		P	P		P		
Grocery, community			P				
Grocery, neighborhood			P	P			
Grocery, supercenter			P				
Newspaper stand			P	P			
Pawnshop					P		
Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility					P	P	
Restaurant-sit-down	C		P	P			
Restaurant-fast-food			P	P	P		
Restaurant-take-out			P	P	P	P	
Retail sales establishment-community			P				
Retail sales establishment-neighborhood			P	P			

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Use Group	Zoning Districts						
	PS	AG	PC	NB	PI	LI	MU
Retail sales establishment-regional			P				
Salesrooms for commercial gardens, plant nurseries, and greenhouses		C					
Tackle and bait shop			P				
Service/Industrial							
Animal grooming service			P	P	P		
Barber- or beauty shop			P	P			
Batching plant					P		
Blacksmith shop					P		
Boat (and marine supply) storage, charter, repair, sale					P		
Broadcasting studio			P		P		
Car wash			P		P		
Car wash, industrial					P		
Car wash, self-service			P		P	P	
Check-cashing facility			P		P		
Commercial service facility			P	P	P	P	
Day-care center			P	P	P		P
Drugstore and pharmacy			P	P			
Drugstore and pharmacy, with drive-through			P				
Dry-cleaning establishment			P	P	P		
Dry-cleaning establishment, with drive-through			P		P		
Dry-cleaning plant					P		
Extraction and processing of raw materials from the earth and processing thereof					P		
Filling station and convenience store with pump stations			P		P		
Film dropoff and pickup stations			P		P		
Film processing plant			P		P		
Financial institution, no drive-through			P	P	P		
Financial institution, drive-through			P		P		
Heliport-public or private			P		P		
Hospice			P	P			
Hospital			P				P
Hotel and motel			P				
Hotel and motel, extended stay			P				
Incinerator					P		

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Use Group	Zoning Districts						
	PS	AG	PC	NB	PI	LI	MU
Industrial sales, service, and storage					P	P	
Junk- or salvage yard					P*		
Kennel, boarding		P*	P		P	P	
Kennel, private		P*			P		
Laboratory-professional, scientific			P**		P	P	
Laboratory							P
Laundromat			P		P		
Lumberyard					P		
Mail order sales warehouse			P**		P	P	
Manufacturing, fabrication, assembly, processing, or packing, except explosives or flammable gases or liquids			P**		P	P	
Meat-packing facility					P		
Nursing home			P				
Oil change facility			P		P		
Parking area (stand-alone), including garages, for automobiles; not including sales or storage of damaged vehicles for more than 72 hours			P	P	P		P
Professional and technical service facility			P	P	P	P	
Research laboratory and facility			P		P		P
Self-storage facility			P**		P	P	
Sheet metal shop					P		
Shooting range, indoor					P		
Shooting range, outdoor					P		
Steel mill, foundry, and smelter					P		
Substance abuse facilities-outpatient					P		P
Substance abuse facilities-inpatient					P		P
Sulphur, cement, or rubber reclamation plants					P		
Tattoo parlor/body piercing studio			P				
Theater, indoor			P				
Theater, outdoor			P				
Tow yard					P		
Transit storage yard					P		
Transit transfer station and terminals for trucks, buses, railroads, watercraft or other modes of public transportation					P		

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Use Group	Zoning Districts						
	PS	AG	PC	NB	PI	LI	MU
Trucks, trailers, construction equipment, agricultural equipment sales, rental, leasing, outdoor storage					P		
Vehicle repair and service facility			P		P		
Veterinary clinic		P	P	P	P		
Warehouse, general			P**		P	P	
Warehouse, wholesale or storage of live animals, explosives, or flammable gases and liquids					P		
Welding shop, sheet metal and blacksmith shop					P		
Yard for storage of contractors' equipment, materials and supplies					P		
Educational							
College/university			P				P
Kindergarten or nursery school			P				
Specialized private school			P		P		P
Vocational school			P		P		P
Vocational school with outdoor training			P**		P	P	
Adult Uses							
Adult bookstore			P		P		
Adult entertainment business or establishment			P		P		
Adult entertainment facility			P		P		
Adult motion-picture theater			P		P		
Bathhouse			P		P		
Massage parlor			P		P		
Modeling studio			P		P		
Specific sexual activities			P		P		
Utilities							
Device for energy generation			P	P	P	C	C
Individual sewage treatment facilities			P*		P*		
Public utility facilities	P*	P	P*	P*	P*	P	P
Public facilities over 60 feet in height		C	P	P	P	P	P
Public utility transmission and distribution lines and pipelines, underground and aboveground, including booster stations	C	C	C	C	C	C	C
Radio, television, and communication transmitting, receiving, or relay towers and facilities		C					
Sanitary landfill					P		
Sewage treatment facilities, other than facilities permitted as an accessory use	C						

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Use Group	Zoning Districts						
	PS	AG	PC	NB	PI	LI	MU
Sewage system					P		
Solid waste, compost facility					P		
Solid waste, facility					P		
Solid waste, transfer facility					P		
Telecommunications structure			P	P	P	P	
Telecommunications tower or facility			P	P	P	C	