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Sec. 03-01. GENERAL

The purpose of this Article of the Unified Development Code (UDC) is to establish zoning districts within the municipal limits of the City of Chesterfield, allowable uses and dimensional and district requirements within districts, special procedures and overlay districts.

Sec. 03-02. ESTABLISHMENT OF DISTRICTS

A. Districts.

For the purposes of this UDC, all land in the City of Chesterfield is zoned into districts. Changes of zoning, Conditional Use Permits and special procedure applications not included in Section 03-02.E. of this Article, may only be filed for one of the following districts on Table A-1. For purposes of this UDC, text amendments to existing planned district ordinances are referred to and treated as a Special Procedure.

TABLE A-1	
Agricultural	AG
Park and Scenic	PS
Large Lot Residential (3 acres)	LLR
Estate Two Acre (2 acres)	E-2AC
Estate One Acre (1 acre)	E-1AC
Estate Half Acre (1/2 acre)	E-1/2AC
R-2 Residence (15,000 sq. ft.)	R2
R-3 Residence (10,000 sq. ft.)	R3
R-4 Residence (7,500 sq. ft.)	R4
R-5 Residence (6,000 sq. ft.)	R5
R-6A Residence (4,000 sq. ft.)	R6A
R-6AA Residence (3,000 sq. ft.)	R6AA
R-6 Residence (2,000 sq. ft.)	R6
R-7 Residence (1,750 sq. ft.)	R7
R-8 Residence (500 sq. ft.)	R8
Planned Commercial	PC
C8 Planned Commercial (*for special procedure requests only)	C8
Neighborhood Business	NB
Planned Industrial	PI
M3 Planned Industrial (*for special procedure requests only)	M3
Light Industrial	LI
Medical Use	MU
Urban Core	UC
Mixed Use	MXD
Planned Commercial & Residential	PC&R
Planned Unit Development	PUD

*Requests for amendments to existing planned district ordinances in the C8 or M3 district, or other special procedures such as obtaining a Conditional Use Permit or LPA status, are permitted. However, additional or new parcels of land are prohibited from zoning to either of these districts.

B. Overlay Districts and Special Procedures.

An Overlay District or Special Procedure is an additional zoning requirement that is placed on a geographic area but does not change the zoning of the site. These zoning tools may add additional restrictions or provide certain incentives in specific geographic areas or for land with specific physical features or characteristics. The purpose of using an overlay district or special procedure is to address certain community interests such as historic preservation or protection

of environmentally sensitive areas. Requests for an Overlay District or Special Procedure may only be sought for land zoned to one of the districts listed in Table A-1 above. Overlay Districts and Special Procedures found in the City of Chesterfield are as listed in Table B-1 below:

TABLE B-1	
Floodplain	FP
Museum and Arts Area	MAA
Residential Business Use Procedure	RBU
Wild Horse Sub Area Overlay	WH
Chesterfield Historic Register	H
Landmarks Preservation Area	LPA

C. District Boundaries.

The boundaries of these districts are hereby established as shown in the City of Chesterfield Zoning Map consisting of a series of maps at a scale of one (1) inch equals 200 feet, as adopted by Ordinance 624 (1991), together with all subsequent amendments thereto. All district classifications, however, need not appear on the zoning map at one time. Official copies of said map shall be maintained in the Department of Public Services (the Department) and shall be public records. All subsequent amendments to the zoning maps shall be designated on said official copies. The Planning Commission may, at its discretion, cause the City of Chesterfield Zoning Map and its official copies thereof to be photographed, microphotographed, photostated or reproduced on file, which maps when so reproduced shall be deemed to be an original record for all purposes.

D. Floodplain and Floodway Map.

For the purpose of this UDC and the City of Chesterfield Zoning Map, the areas designated special flood hazard and floodway upon the Flood Insurance Rate Maps and Flood Boundary and Floodway Maps adopted by Chapter 1008 SLCRO, Flood Damage Prevention, as the same may be amended from time to time by ordinance, shall constitute the "FP" Floodplain District and Floodway of the City of Chesterfield.

E. Inactive Districts and Inactive Special Procedures List.

Table C-1 provides a list of zoning district categories and special procedures which are inactive. While parcels do exist within the City of Chesterfield which are zoned to these districts or which have one of these special procedures applied to it; any changes, modifications, or amendments to any of these districts or special procedures is prohibited, except as described in Section 03-02.A. of this Article. Any site specific ordinance establishing any of these districts or procedures on any given parcel, enacted prior to the passage date of this UDC

is still valid. See City of Chesterfield Zoning Ordinance dated November 17, 1997 for specific information on any inactive district or procedure.

TABLE C-1	
R-1 Residence	R1
R-1A Residence	R1A
Estate Residential District (two acre)	E1
Estate Residential District (one acre)	E2
Estate Residential District (half acre)	E3
Non-Urban	NU
C2 Shopping	C2
C3 Shopping	C3
C4 Highway Service Commercial	C4
C6 Office and Research Service	C6
C7 General Extensive Commercial	C7
C8 Planned Commercial	C8
M1 Industrial	M1
M2 Industrial	M2
M3 Planned Industrial	M3
Commercial Service Procedure	CSP
Planned Environment Unit	PEU
Commercial Industrial Density Development	CIDD

*The E1, E2, and E3 Estate Residential Districts are now inactive and have been replaced with the E-2AC, E-1AC, and E-1/2AC Districts. The inactive Estate Districts, along with the Special Procedure known as the Planned Environment Unit or "PEU" that applied to those, may be found in the City of Chesterfield Zoning Ordinance dated November 17, 1997.

F. Interpretation and Extension of District Boundaries.

1. The Board of Adjustment shall interpret the provisions of this Section of the UDC in accordance with the City of Chesterfield ordinances. Any area within the geographical boundaries which is added to or becomes a part of the City of Chesterfield, shall be designated the appropriate zoning district upon review of the existing land use conditions and Comprehensive Plan.
2. In the event that a zoning district boundary line is shown on a zoning district map as following a property line or a political boundary line, the actual location of such zoning district boundary line shall govern, as determined by survey, rather than the representation for the location of said boundary line on the district map, if there is a discrepancy between the two (2) locations.

3. Zoning district boundary lines shall be construed to either follow the center lines of railroad, street, or highway rights-of-way, track or lot lines, or such lines extended, unless otherwise indicated.

G. Use Regulations Applicable to All Districts.

1. The use and development of land and structures within any zoning district are limited to those uses set forth in the Use Tables by Zoning District provided in this UDC.
2. Permitted uses are those uses which are permitted by right in any straight zoning district or are permitted through a special procedure or zoning procedure in any planned district or overlay.
3. Conditional uses are those uses which are permitted with a conditional use permit as listed and described throughout this Article of the UDC in the district to where the parcel of land is located.
4. Accessory and Ancillary Uses. In addition to the permitted and conditional uses expressly permitted in the Use Tables at the end of this Article, each zoning district shall be deemed to include accessory and ancillary uses.
 - a.) Accessory uses are those uses that are incidental to and customarily found in connection with the principal use on the site. An accessory use must be conducted on the same zoning lot as the principal use to which it is related and does not occupy the majority of the space in the building or structure. Accessory buildings, structures and uses are permitted in conjunction with a permitted land use or development or (unless restricted by applicable condition) a conditional land use or development when such accessory building, structure or use is customarily found in conjunction with the primary use, or is a reasonably necessary incident to the primary use and is clearly subordinate to the primary use, and serves only to further the successful utilization of the primary use. It shall be the responsibility of the Planning and Development Services Director to determine if a requested accessory use meets the definition and criteria of an accessory use as described above. Determinations of the Planning and Development Services Director may be subject to appeal as described in Article 02-18 of this UDC.
 - b.) Ancillary uses are accessory uses which do not have separate signage or separate access within the structure containing the principal use on the site. Ancillary uses are not open to the general public, but serve the guests, patrons, or individuals who are served by the primary use on the site. In addition, ancillary uses do not occupy the majority of the space in the building or structure. It shall be the responsibility of the Planning and

Development Services Director to determine if a requested ancillary use meets the definition and criteria of an ancillary use as described above. Determinations of the Planning and Development Services Director may be subject to appeal as described in Article 02-18 of this UDC.

Sec. 03-03. ZONING DISTRICTS AND REGULATIONS

A. General Yard Requirements for All Districts.

1. Parking shall be screened from any adjoining property in a "PS", "NU", or residential district using fences, berms, or landscaping.
2. No structure or plant material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the sight distance triangle.
3. Signs, six (6) feet or less in height, are allowed within the minimum front yard setback.
4. Boundary walls, retaining walls, or fences, six (6) feet or less in height, are allowed within the minimum yard requirements.
5. Ordinary projections of skylights, sills, belt courses, cornices and ornamental features shall not project more than 12 inches over the setback.
6. Ordinary projections of chimneys and flues, not to exceed 72 inches in width, shall not project more than 24 inches over the setback.
7. Roof overhangs shall not project over 18 inches over the setback, except that roof overhangs on the south side of a building may project 48 inches to a property line.
8. Slab type porches or paved terraces having a maximum height of not more than 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.
9. Air conditioning units may extend into side or rear yards a maximum of 30 inches, with air conditioning units including mounting pedestals not to exceed 48 inches in height above ground elevation within side or rear yards.
10. Public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be adequately screened with landscaping, fencing or walls; or placed underground; or enclosed in such a manner as to blend with and complement the character of the surrounding area as approved by the City of Chesterfield.

11. Sewage treatment facilities shall not exceed 5,000 gallons per day flow. However, where a treatment facility is wholly within and provides services exclusively for uses within a St. Louis County park, an individual sewage treatment facility exceeding 5,000 gallons per day flow may be approved as directed by the City of Chesterfield.
12. The height for any telecommunications siting facility shall be authorized and regulated by the provisions of Article 06 of this UDC.

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 03-07 of this Article. In addition:
 - (1) Livestock must be housed at least 100 feet from all property lines.
 - (2) Animal pens associated with kennels must be at least 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 non-residential use. Sewage treatment facilities shall not exceed 5,000 gallons per day flow.
 - (b) Detached single family dwelling.
 - (c) Private stables (which must be fenced and maintain a 100 foot setback from all property lines).

b.) Lot Area.

Use	Minimum Lot Area
Public utility facility	10,000 sq. ft.
Mechanical sewage treatment facility	1 acre
All other uses	10 acres

c.) Yard Requirements.

- (1) No structure shall be allowed within 50 feet of any right-of-way.
- (2) No structure shall be allowed within 25 feet of any property line.
- (3) Animals and livestock shall be housed at least 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 300 feet

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

g.) Natural Resource Protection.

- (1) Floodways, wetlands, woodlands and flood plains shall follow all federal, state, county and city regulations as applicable.
- (2) Seventy percent (70%) of all areas exceeding a 30% 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.

C. "PS" Park and Scenic District.

1. Purpose. The "PS" Park and Scenic District encompasses land owned by public agencies or in which public agencies have some lesser legal interest, which has recreational, scenic, and health value. This district may also include land having recreational, scenic, and health value; when owned by not-for-profit organizations or other organizations. This district is established to preserve the community's cultural values by preserving this land in an essentially natural or native condition.
2. Scope of Provisions. This Section contains the district regulations of the "PS" Park and Scenic District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this UDC which are incorporated as part of this Section by reference.
3. In addition to the development standards and district requirements in Article 04 of this UDC, the following performance standards are applicable to the "PS" District:
 - a.) Uses. Permitted and Conditional Uses for the "PS" District are found in Section 03-07 of this Article. In addition:
 - (1) Accessory uses may include, but are not limited to, devices for the generation of energy or individual sewage treatment facilities serving an individual non-residential use.
 - b.) Yard Requirements.
 - (1) No structure shall be allowed within 25 feet of any roadway right-of-way line, except where a greater setback is required by the underlying district requirements.
 - (2) No structure, sign or plant material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the sight distance triangle.
 - (3) Light standards are permitted in the front yard setback as directed by the Department.
4. See "Parks and Recreation", Chapter 22 of the City Code for additional information and regulations.
5. The procedure for zoning to the "PS" District and site plan approval is established in Article 02 of this UDC.

D. "LLR" Large Lot Residential.

1. Purpose. The purpose of the "LLR" Large Lot Residential 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.
2. Scope of Provisions. This Section contains the regulations of the "LLR" 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 found in Article 04 of this UDC, the following performance standards are applicable to the "LLR" District:
 - a.) Uses. Permitted and Conditional Uses for the "LLR" District are found in Section 03-06 of this Article. In addition:
 - (1) Mortuary and cemetery uses must be adjacent to a commercial district and must have 200 feet of frontage onto a state road.
 - (2) Mobile home parks must be on tracts of at least 20 acres provided that a landscape buffer of at least 200 feet surrounds the site and no structures other than directional signs are within said buffer. Any community building or sales or rental office or service building must be located internally within the park and must be screened from any pre-existing arterial or collector street by at least one (1) row of lot or pads for residential use.
 - (3) Accessory uses may include, but are not limited to:
 - (a) Devices for the generation of energy or individual sewage treatment facilities serving an individual non-residential use.
 - (b) Sewage treatment facilities shall not exceed 5,000 gallons per day flow.
 - (c) Private stables (which must be fenced and maintain a 100 foot setback from all property lines).

b.) Lot Area.

Use	Minimum Lot Area
Cemetery or Mortuary	3 ac
Churches and other places of worship	5 ac
Dwelling, single family	3 ac
Educational facility	
Primary	5 ac
Junior high	10 ac
Senior high	20 ac
College/University	10 ac
Golf course	80 ac
Group residential facility	5 ac
Group home	3 ac
Library	5 ac
Mechanical sewage treatment facility	1 ac
Public utility facility	10,000 sq. ft.
Stables and kennels	3 ac
All other non-residential uses	5 ac

c.) Lot Width. The minimum lot width measured at the front building setback line shall be at least 200 feet.

d.) Height. The maximum building height shall be 50 feet for all residential and non-residential structures unless otherwise specified in a conditional use permit. Church spires may extend to 100 feet.

e.) Yard Requirements.

- (1) No structure shall be allowed within 75 feet of any roadway right-of-way line.
- (2) No structure shall be allowed within 50 feet of any property line.

f.) Subdivision Requirements.

- (1) 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.

- (2) Pavement and right-of-way widths shall be as specified by UDC or as directed by the Department.
- (3) Large lot subdivisions are not required to provide sidewalks or street lights on interior streets.

g.) Natural Resource Protection.

Natural features should be preserved at not less than the following levels:

- (1) Floodplains--Not less than 80% of designated special flood hazard areas shall be preserved and shall remain undisturbed.
- (2) Steep slopes--Not less than 70% of all areas exceeding a 30% slope shall be protected and shall remain undisturbed.

- 4. The procedure for zoning to the "LLR" District and site plan approval is established in Article 02 of this UDC.

E. "E-2AC" Estate District.

- 1. Purpose. The purpose of the "E-2AC" Estate District 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.
- 2. In addition to the development standards and district requirements in Article 04 of this UDC, the following performance standards are applicable to:
 - a.) Uses. Permitted and Conditional Uses for the "E-2AC" District are found in Section 03-06 of this Article.
 - (1) Mortuary and cemetery uses must be adjacent to a commercial district and must have 200 feet of frontage onto a state road.
 - (2) Accessory uses may include, but are not limited to, private stables, devices for the generation of energy or individual sewage treatment facilities serving an individual non-residential use. Sewage treatment facilities shall not exceed 5,000 gallons per day flow.

- (a) Private stables are not permitted within 100 feet of any property line. All pasture areas shall be fenced.
- b.) Density. The density requirement for residential dwellings is two (2) acres/dwelling unit.
- c.) Lot Area.

Use	Minimum Lot Size
Administrative offices for educational facilities or religious institutions	3 ac
Cemetery or Mortuary	3 ac
Churches and other places of worship	5 ac
Day care center	3 ac
Dwelling, single family	2 ac
Educational facility	
Kindergarten	3 ac
Primary	5 ac
Junior high	10 ac
Senior high	20 ac
College/University	10 ac
Group home	2 ac
Group residential facility	5 ac
Library	4 ac
Public utility facility	10,000 sq. ft.
Sewage treatment facility	1 ac
Stables and kennels	5 ac
All other non-residential uses	5 ac

- d.) Calculation of Lot Size. Streets, public or private, rights-of-way, and access easements shall not be credited to the minimum lot size.
- e.) Height. The maximum height for all structures shall be 50 feet. Church spires may extend to 100 feet.

f.) Minimum Structure Setbacks.

<i>Setbacks - Residential Uses</i>	<i>E-2AC</i>
Front yard	---
Side yard	25 ft.
Rear yard	---
Right-of-way	25 ft.
Between structures	50 ft.

<i>Setbacks - Non-Residential Uses</i>	<i>E-2AC</i>
From any property line	75 ft.
Right-of-way	150 ft. for collector or arterial. 100 ft. for other streets

**Setbacks for non-residential structures greater than 30 feet in height other than a public utility tower authorized by a CUP, shall be increased by one (1) additional foot for every two (2) feet or fraction thereof of building height in excess of 30 feet.

g.) Parking Areas. Parking lots shall maintain the same setbacks as the structure setbacks set forth in the table above. Minimum parking setback is 50 feet from any road.

h.) Yard Requirements. Private stables shall maintain a minimum setback of 100 feet from all property lines and pasture areas shall be fenced.

i.) Pavement and right-of-way widths shall be as required in Article 04 of this UDC.

j.) 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 30 acres in the case of a public school dedication and 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.

k.) 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 (1) 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.
 - l.) Natural features should be preserved at not less than the following levels:
 - (1) Flood plains--Not less than 80% of designated special flood hazard areas shall be preserved and shall remain undisturbed.
 - (2) Steep slopes--Not less than 70% of all areas exceeding a 30% slope shall be protected and shall remain undisturbed.
 - m.) Right-of-Way Grading.
 - (1) 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.
 - (2) Open swales, as opposed to enclosed systems, shall be permitted where appropriate as determined by the Department.
 - 3. The procedure for zoning to the "E-2AC" District and site plan approval is established in Article 02 of this UDC.
- F. "E-1AC" Estate District.
- 1. Purpose. The purpose of the "E-1AC" Estate District 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.
 - 2. In addition to the development standards and district requirements in Article 04 of this UDC, the following performance standards are applicable to:

- a.) Uses. Permitted and Conditional Uses for the "E-1AC" District are found in Section 03-06 of this Article.
 - (1) Mortuary and cemetery uses must be adjacent to a commercial district and must have 200 feet of frontage onto a state road.
 - (2) Accessory uses may include, but are not limited to, private stables, devices for the generation of energy or individual sewage treatment facilities serving an individual non-residential use. Sewage treatment facilities shall not exceed 5,000 gallons per day flow.
 - (a) Private stables are not permitted within 100 feet of any property line. All pasture areas shall be fenced.
- b.) Density. The density requirement for residential dwellings is one (1) acre/dwelling unit.
- c.) Lot Area.

Use	Minimum Lot Size
Cemetery or Mortuary	3 ac
Churches and other places of worship	5 ac
Day care center	3 ac
Dwelling, single family	1 ac
Educational facility	
Kindergarten	3 ac
Primary	5 ac
Junior high	10 ac
Senior high	20 ac
College/University	10 ac
Group home	1 ac
Group residential facility	5 ac
Library	4 ac
Public utility facility	10,000 sq. ft.
Sewage treatment facility	1 ac
Stables and kennels	5 ac
All other non-residential uses	5 ac

- d.) Calculation of Lot Size. Streets, public or private, rights-of-way, and access easements shall not be credited to the minimum lot size.

- e.) Height. The maximum height for all structures shall be 50 feet. Church spires may extend to 100 feet.
- f.) Minimum Structure Setbacks.

<i>Setbacks - Residential Uses</i>	<i>E-1AC</i>
Front yard	---
Side yard	25 ft.
Rear yard	---
Right-of-way	25 ft.
Between structures	40 ft.

<i>Setbacks - Non-Residential Uses</i>	<i>E-1AC</i>
From any property line	75 ft.
Right-of-way	150 ft. for collector or arterial. 100 ft. for other streets

**Setbacks for non-residential structures greater than 30 feet in height other than a public utility tower authorized by a CUP, shall be increased by one (1) additional foot for every two (2) feet or fraction thereof of building height in excess of 30 feet.

- g.) Parking Areas. Parking lots shall maintain the same setbacks as the structure setbacks set forth in the table above. Minimum parking setback is 50 feet from any road.
- h.) Yard Requirements. Private stables shall maintain a minimum setback of 100 feet from all property lines and pasture areas shall be fenced.
- i.) Pavement and right-of-way widths shall be as required in Article 04 of this UDC.
- j.) 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 30 acres in the case of a public school dedication and 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.
- k.) 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 (1) 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.
 - I.) Natural features should be preserved at not less than the following levels:
 - (1) Flood plains--Not less than 80% of designated special flood hazard areas shall be preserved and shall remain undisturbed.
 - (2) Steep slopes--Not less than 70% of all areas exceeding a 30% slope shall be protected and shall remain undisturbed.
 - m.) Right-of-Way Grading.
 - (1) 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.
 - (2) Open swales, as opposed to enclosed systems, shall be permitted where appropriate as determined by the Department.
 3. The procedure for zoning to the "E-1AC" District and site plan approval is established in Article 02 of this UDC.
- G. "E-1/2AC" Estate District.
1. Purpose. The purpose of the "E-1/2AC" Estate District 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.
 2. In addition to the development standards and district requirements in Article 04 of this UDC, the following performance standards are applicable to:

- a.) Uses. Permitted and Conditional Uses for the "E-1/2AC" District are found in Section 03-06 of this UDC.
 - (1) Mortuary and cemetery uses must be adjacent to a commercial district and must have 200 feet of frontage onto a state road.
 - (2) Accessory uses may include, but are not limited to, private stables, devices for the generation of energy or individual sewage treatment facilities serving an individual non-residential use. Sewage treatment facilities shall not exceed 5,000 gallons per day flow.
 - (a) Private stables are not permitted within 100 feet of any property line. All pasture areas shall be fenced.
- b.) Density. The density requirement for residential dwellings is one-half (1/2) acre/dwelling unit.
- c.) Lot Area.

Use	Minimum Lot Size
Cemetery or Mortuary	3 ac
Churches and other places of worship	3 ac
Day care center	3 ac
Dwelling, single family	1/2 ac
Dwelling, single family attached	15,000 sq ft
Educational facility	
Kindergarten	3 ac
Primary	5 ac
Junior high	10 ac
Senior high	20 ac
College/University	10 ac
Group home	1/2 ac
Group residential facility	5 ac
Library	4 ac
Public utility facility	10,000 sq. ft.
Sewage treatment facility	1 ac
Stables and kennels	5 ac
All other non-residential uses	5 ac

- d.) Calculation of Lot Size. Streets, public or private, rights-of-way, and access easements shall not be credited to the minimum lot size.

- e.) Height. The maximum height for all structures shall be 50 feet. Church spires may extend to 100 feet.
- f.) Minimum Structure Setbacks.

<i>Setbacks - Residential Uses</i>	<i>E-1/2AC</i>
Front (from property line)	---
Side (from property line)	15 ft.
Rear (from property line)	---
Right-of-way	20 ft.
Between structures	30 ft.

<i>Setbacks - Non-Residential Uses</i>	<i>E-1/2AC</i>
From any property line	75 ft.
Right-of-way	150 ft. for collector or arterial. 100 ft. for other streets

**Setbacks for non-residential structures greater than 30 feet in height other than a public utility tower authorized by a CUP, shall be increased by one (1) additional foot for every two (2) feet or fraction thereof of building height in excess of 30 feet.

- g.) Parking Areas. Parking lots shall maintain the same setbacks as the structure setbacks set forth in the table above. Minimum parking setback is 50 feet from any road.
- h.) Yard Requirements. Private stables shall maintain a minimum setback of 100 feet from all property lines and pasture areas shall be fenced.
- i.) Pavement and right-of-way widths shall be as required in Article 04 of this UDC.
- j.) 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 30 acres in the case of a public school dedication and 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.
- k.) 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 (1) 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.
 - l.) Natural features should be preserved at not less than the following levels:
 - (1) Flood plains--Not less than 80% of designated special flood hazard areas shall be preserved and shall remain undisturbed.
 - (2) Steep slopes--Not less than 70% of all areas exceeding a 30% slope shall be protected and shall remain undisturbed.
 - m.) Right-of-Way Grading.
 - (1) 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.
 - (2) Open swales, as opposed to enclosed systems, shall be permitted where appropriate as determined by the Department.
 - 3. The procedure for zoning to the "E-1/2AC" District and site plan approval is established in Article 02 of this UDC.
- H. "R-2" Residential District.
- 1. 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.
 - 2. Scope of Provisions. This Section contains the regulations of the "R-2" 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 "R-2" District:

a.) Uses. Permitted and Conditional Uses for the "R-2" District are found in Section 03-06 of this UDC. In addition:

- (1) Individual sewage treatment facilities shall not exceed 5,000 gallons per day flow.
- (2) Public utility facilities over 60 feet in height require a CUP.
- (3) Mortuary and cemetery uses require 200 feet of frontage and shall be adjacent to an existing commercial district.
- (4) Private stables shall maintain a minimum setback of 100 feet from all property lines and pasture areas shall be fenced.

b.) Lot Area

<i>Setbacks - Residential Uses</i>	<i>R-2</i>
Front (from property line)	---
Side (from property line)	15 ft.
Rear (from property line)	---
Right-of-way	20 ft.
Between structures	30 ft.

<i>Setbacks - Non-Residential Uses</i>	<i>R-2</i>
From any property line	75 ft.
Right-of-way	150 ft. for collector or arterial. 100 ft. for other streets

- (1) Any lot or tract of record on the effective date of this UDC, which contains less than 15,000 square feet, may be used as a site for one (1) single-family dwelling together with accessory structures and uses.
- (2) Clubs or community centers, as approved with a CUP, 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 15,000 square feet.

- (3) Police and fire stations as approved with a CUP 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.
- (4) No new lots shall be created of less than 15,000 square feet in area except for police stations and public utility facilities. Lots of less than 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 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.

c.) Height.

- (1) No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed three (3) stories or 45 feet in height, whichever is less.
- (2) All other structures, other than a public utility tower authorized by a CUP, shall not exceed 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 Article 04-06 pertaining to Air Navigation Space Regulations of this UDC.
- (3) Any non-residential structure, other than a public utility tower authorized by a CUP, which exceeds 30 feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above 30 feet.

d.) Minimum Structure Setbacks.

Use	Front (from property line)	Side (from property line)	Rear (from property line)	Right-of- way
Residential & Non- Residential uses	---	10 ft.	15 ft.	From front yard 25 ft.

In the event that greater than 50% of the existing dwelling structures on the same side of a street and in both directions from a lot, for a distance of 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 15 feet from any roadway right-of-way line, nor shall a setback of greater than 50 feet be required.

e.) 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. 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 residential district.

f.) Development Standards for Nursing Homes.

- (1) Densities of self-care units shall not exceed 15 units per acre.
- (2) No building within a nursing home development shall exceed a height of three (3) stories or 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 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 100 beds

and 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.

g.) Development Standards for Group Residential Facility Use-specifically 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 within a residential substance abuse treatment facility development shall exceed a height of three (3) stories or 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 50 feet of any property line.
- (4) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.

4. The procedure for zoning to the "R-2" District and site plan approval is established in Article 02 of this UDC.

I. "R-3" Residential District.

1. 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.
2. Scope of Provisions. This Section contains the regulations of the "R-3" 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 "R-3" District:
 - a.) Uses. Permitted and Conditional Uses for the "R-3" District are found in Section 03-06 of this UDC. In addition:

- (1) Individual sewage treatment facilities shall not exceed 5,000 gallons per day flow.
- (2) Mortuary and cemetery use requires 200 feet of frontage on state roadway and must be adjacent to an existing commercial district.
- (3) Public utility facilities over 60 feet in height require a CUP.

b.) Lot Area.

Use	Minimum Lot Area
Cemetery or Mortuary	3 ac
Churches and other places of worship	3 ac
Day care center	30,000 sq. ft.
Dwelling, single family	10,000 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

- (1) Any lot or tract of record on the effective date of this UDC, which contains less than 10,000 square feet, may be used as a site for one (1) single-family dwelling together with accessory structures and uses.
- (2) Clubs or community centers, as approved with a CUP, 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.

- (3) Specialized private schools shall be located on a tract of land containing one (1) acre for each 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 lot area chart above.

c.) Height.

- (1) No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed three (3) stories or 45 feet in height, whichever is less.
- (2) All other structures, other than a public utility tower authorized by a CUP, shall not exceed 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 Article 04-06 pertaining to Air Navigation Space Regulations of this UDC.
- (3) Any non-residential structure, other than a public utility tower authorized by a CUP, which exceeds 30 feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above 30 feet.

d.) Minimum Structure Setbacks.

Use	Front (from property line)	Side (from property line)	Rear (from property line)	Right-of- way
Residential & Non- Residential uses	---	8 ft	15 ft	From front yard 20 ft.

- (1) In the event that greater than 50% of the existing dwelling structures on the same side of a street and in both directions from a lot, for a distance of 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 15 feet from any roadway right-of-way line, nor shall a setback of greater than 50 feet be required.

- (2) If a lot of record existing on the effective date of this UDC has a width of 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.
 - (3) Any non-residential structure, other than a public utility tower authorized by a conditional use permit, which exceeds 30 feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above 30 feet.
- e.) 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. 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 residential district.
- f.) Development Standards for Nursing Homes.
- (1) Densities of self-care units shall not exceed 15 units per acre.
 - (2) No building within a nursing home development shall exceed a height of three (3) stories or 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 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 100 beds and 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.

- g.) Development Standards for Group Residential Facility Use—specifically 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 within a residential substance abuse treatment facility development shall exceed a height of three (3) stories or 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 50 feet of any property line.
 - (4) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.
- 4. The procedure for zoning to the “R-3” District and site plan approval is established in Article 02 of this UDC.

J. “R-4” Residential District.

- 1. 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.
- 2. Scope of Provisions. This Section contains the regulations of the “R-4” 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 “R-4” District:
 - a.) Uses. Permitted and Conditional Uses for the “R-4” District are found in Section 03-06 of this Article. In addition:
 - (1) Individual sewage treatment facilities shall not exceed 5,000 gallons per day flow.
 - (2) Mortuary and cemetery use requires 200 feet of frontage on state roadway and must be adjacent to an existing commercial district.
 - (3) Public utility facilities over 60 feet in height require a CUP.

b.) Lot Area.

Use	Minimum Lot Area
Cemetery or Mortuary	3 ac
Churches and other places of worship	1/2 ac
Day care center	30,000 sq. ft.
Dwelling, single family	7,500 sq. ft.
Group home	7,500 sq. ft.
Group residential facility	3 ac
Library	1 ac
Public utility facility	7,500 sq. ft.
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	7,500 sq. ft.
All other non-residential uses	5 ac

- (1) Any lot or tract of record on the effective date of this UDC, which contains less than 7,500 square feet, may be used as a site for one (1) single-family dwelling together with accessory structures and uses.
- (2) Clubs or community centers, as approved with a CUP, 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 7,500 square feet.

c.) Height.

- (1) No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed three (3) stories or 45 feet in height, whichever is less.
- (2) All other structures, other than a public utility tower authorized by a CUP, shall not exceed 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 Article 04-06 pertaining to Air Navigation Space Regulations of this UDC.

- (3) Any non-residential structure, other than a public utility tower authorized by a CUP, which exceeds 30 feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above 30 feet.

d.) Minimum Structure Setbacks.

Use	Front (from property line)	Side (from property line)	Rear (from property line)	Right-of- way
Residential & Non- Residential uses	---	6 ft.	15 ft.	From front yard 20 ft.

- (1) In the event that greater than 50% of the existing dwelling structures on the same side of a street and in both directions from a lot, for a distance of 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 15 feet from any roadway right-of-way line, nor shall a setback of greater than 50 feet be required.
- (2) If a lot of record existing on the effective date of this UDC has a width of 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.
- (3) Parking lots for five (5) or more vehicles, loading spaces, or internal drives, except ingress and egress drives, shall be set back a minimum of 20 feet from any roadway right-of-way and ten (10) feet from any adjoining property in a "PS", "NU", or any residential district. No setback is required from adjoining properties in a "C" or "M" District unless required by the conditions of a conditional use permit.

- e.) 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. 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 residential district.

- f.) Development Standards for Nursing Homes.
 - (1) Densities of self-care units shall not exceed 20 units per acre.
 - (2) No building within a nursing home development shall exceed a height of three (3) stories or 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 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 100 beds and 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.

- g.) Development Standards for Group Residential Facility Use-specifically 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 within a residential substance abuse treatment facility development shall exceed a height of three (3) stories or 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 50 feet of any property line.
 - (4) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.
 4. The procedure for zoning to the "R-4" District and site plan approval is established in Article 02 of this UDC.
- K. "R-5" Residential District.
 1. 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.
 2. Scope of Provisions. This Section contains the regulations of the "R-5" 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 "R-5" District:
 - a.) Uses. Permitted and Conditional Uses for the "R-5" District are found in Section 03-06 of this Article. In addition:
 - (1) Individual sewage treatment facilities shall not exceed 5,000 gallons per day flow.
 - (2) Mortuary and cemetery use requires 200 feet of frontage on state roadway and must be adjacent to an existing commercial district.
 - (3) Public utility facilities over 60 feet in height require a CUP.

b.) Lot Area.

Use	Minimum Lot Area
Cemetery or Mortuary	3 ac
Churches and other places of worship	1/2 ac
Day care center	30,000 sq. ft.
Dwelling, single family	6,000 sq. ft.
Group home	6,000 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 safety facility	10,000 sq. ft.
Public utility facility	6,000 sq. ft.
All other non-residential uses	5 ac

- (1) Any lot or tract of record on the effective date of this UDC, which contains less than 6,000 square feet, may be used as a site for one (1) single-family dwelling together with accessory structures and uses.
- (2) Clubs or community centers, as approved with a CUP, 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.
- (3) Specialized private schools shall be located on a tract of land containing one (1) acre for each 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 subsection b. above.

c.) Height.

- (1) No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed three (3) stories or 45 feet in height, whichever is less.
- (2) All other structures, other than a public utility tower authorized by a CUP, shall not exceed 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 Article 04-06 pertaining to Air Navigation Space Regulations of this UDC.
- (3) Any non-residential structure, other than a public utility tower authorized by a CUP, which exceeds 30 feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above 30 feet.

d.) Minimum Structure Setbacks for Residential and Non-Residential Uses.

- (1) The minimum front yard setback from any roadway right-of-way line shall be 20 feet.
- (2) Side yard.
 - (a) 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.
 - (b) Unattached sides of single-family attached dwellings shall be a minimum of six (6) feet from any side property.
 - (c) Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any side property line.
- (3) Rear yard.
 - (a) No structure, except single-family attached dwellings and detached garages accessory to unattached single-family dwellings, shall be allowed within 15 feet of any rear property line.

- (b) Unattached sides of single-family attached dwellings shall be a minimum of 15 feet from any rear property line.
 - (c) Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any rear property line.
- e.) In the event that greater than 50% of the existing dwelling structures on the same side of a street and in both directions from a lot, for a distance of 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 15 feet from any roadway right-of-way line, nor shall a setback of greater than 50 feet be required.
- f.) If a lot of record existing on the effective date of this UDC has a width of 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.
- g.) Parking lots for five (5) or more vehicles, loading spaces, or internal drives, except ingress and egress drives, shall be set back a minimum of 20 feet from any roadway right-of-way and ten (10) feet from any adjoining property in a "PS", "NU", or any residential district. No setback is required from adjoining properties in a "C" or "M" District unless required by the conditions of a conditional use permit.
- h.) 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. 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 residential district.
- i.) Development Standards for Nursing Homes.
 - (1) Densities of self-care units shall not exceed 20 units per acre.
 - (2) No building within a nursing home development shall exceed a height of three (3) stories or 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 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 100 beds and 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.

j.) Development Standards for Group Residential Facility Use-specifically 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 within a residential substance abuse treatment facility development shall exceed a height of three (3) stories or 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 50 feet of any property line.
- (4) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.

- 4. The procedure for zoning to the "R-5" District and site plan approval is established in Article 02 of this UDC.

L. "R-6A" Residential District.

1. 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.
2. Scope of Provisions. This Section contains the regulations of the "R-6A" 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 "R-6A" District:
 - a.) Uses. Permitted and Conditional Uses for the "R-6A" District are found in Section 03-06 of this Article. In addition:
 - (1) Individual sewage treatment facilities shall not exceed 5,000 gallons per day flow.
 - (2) Mortuary and cemetery use requires 200 feet of frontage on state roadway and must be adjacent to an existing commercial district.
 - (3) Public utility facilities over 60 feet in height require a CUP.
 - b.) Lot Area.

Residential Dwelling Type	Minimum Lot Size (per unit)
Dwelling, single family	4,500 sq. ft.
Dwelling, two-family	4,500 sq. ft.
Dwelling, three-family	4,000 sq. ft.
Dwelling, multi-family	4,000 sq. ft.

Non-Residential Uses	Minimum Lot Size
Cemetery or Mortuary	3 ac
Churches and other places of worship	1/2 ac
Day care center	4,500 sq. ft.
Group home	4,500 sq. ft.
Group residential facility in general	3 ac
Group residential facility for - residential substance abuse treatment facility	3 ac/5ac for a facility with more than 8 resident patients
Educational facilities	
Nursery or day nursery	15,000 sq. ft.
Kindergarten	1 ac
Primary	5 ac
Junior High	10 ac
Senior High	20 ac
Collegiate	10 ac
Library	1/2 ac
Public safety facility	10,000 sq. ft.
Public utility facility	10,000 sq. ft.
All other non-residential uses	5 ac

- (1) Any lot or tract of record on the effective date of this UDC, which contains less than 4,500 square feet, may be used as a site for one (1) single-family dwelling together with accessory structures and uses.
- (2) Clubs or community centers, as approved with a CUP, 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.
- (3) Specialized private schools shall be located on a tract of land containing one (1) acre for each 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 subsection b. above.

c.) Height.

- (1) 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.
- (2) All other structures, other than a public utility tower authorized by a CUP, shall not exceed 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 Article 04-06 pertaining to Air Navigation Space Regulations of this UDC.
- (3) Any non-residential structure, other than a public utility tower authorized by a CUP, which exceeds 30 feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above 30 feet.

d.) Minimum Structure Setbacks for Residential and Non-Residential Uses.

- (1) The minimum front yard setback from any roadway right-of-way line shall be 20 feet.
- (2) Side yard.
 - (a) 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.
 - (b) Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any side property line.
 - (c) No other structure shall be allowed within ten (10) feet of any side property line.
- (3) Rear yard.
 - (a) No structure, except single-family attached dwellings and detached garages accessory to unattached single-family dwellings, shall be allowed within 15 feet of any rear property line.

- (b) Unattached sides of single-family attached dwellings shall be a minimum of 15 feet from any rear property line.
- (c) Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any rear property line.
- (4) Setback between buildings.

No wall of any separate (detached) structure, other than a single-family or its accessory structure, shall be located closer to any wall of another structure than as set forth in the following table:

Wall	Setback			
	Front	Side	Rear	Detached accessory building wall
Front	50 ft./plus 10 ft. for each story over 2 stories	30 ft./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 in the table 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.

- e.) In the event that greater than 50% of the existing dwelling structures on the same side of a street and in both directions from a lot, for a distance of 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 15 feet from any roadway right-of-way line, nor shall a setback of greater than 50 feet be required.
- f.) If a lot of record existing on the effective date of this UDC has a width of 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.

- g.) Parking lots for five (5) or more vehicles, loading spaces, or internal drives, except ingress and egress drives, shall be set back a minimum of 20 feet from any roadway right-of-way and ten (10) feet from any adjoining property in a "PS", "NU", or any residential district. No setback is required from adjoining properties in a "C" or "M" District unless required by the conditions of a conditional use permit.
- h.) 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. 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 residential district.
- i.) Multi-family, Row Houses, or Group Homes developments shall have a minimum common open space area of 40%.
- j.) Development Standards for Nursing Homes.
 - (1) Densities of self-care units shall not exceed 25 units per acre.
 - (2) No building within a nursing home development shall exceed a height of four (4) stories or 60 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 30 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 100 beds and 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.

k.) 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 within a residential substance abuse treatment facility development shall exceed a height of three (3) stories or 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 50 feet of any property line.
- (4) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.

4. The procedure for zoning to the "R-6A" District and site plan approval is established in Article 02 of this UDC.

M. "R-6AA" Residential District.

1. 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.
2. Scope of Provisions. This Section contains the regulations of the "R-6AA" 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 "R-6AA" District:
 - a.) Uses. Permitted and Conditional Uses for the "R-6AA" District are found in Section 03-06 of this Article. In addition:
 - (1) Individual sewage treatment facilities shall not exceed 5,000 gallons per day flow.

- (2) Mortuary and cemetery use requires 200 feet of frontage on state roadway and must be adjacent to an existing commercial district.
- (3) Public utility facilities over 60 feet in height require a CUP.

b.) Lot Area.

Residential Dwelling Type	Minimum Lot Size (per unit)
Dwelling, single family	4,500 sq. ft.
Dwelling, two family	4,500 sq. ft.
Dwelling, three family	3,500 sq. ft.
Dwelling, multi-family	3,000 sq. ft.

Other Uses	Minimum Lot Size
Cemetery or Mortuary	3 ac
Churches and other places of worship	1/2 ac
Day care center	4,500 sq. ft.
Group home	4,500 sq. ft.
Group residential facility	3 ac
Educational facilities	
Nursery or day nursery	15,000 sq. ft.
Kindergarten	1 ac
Primary	5 ac
Junior High	10 ac
Senior High	20 ac
Collegiate	10 ac
Library	1/2 ac
Public safety facility	10,000 sq. ft.
Public utility facility	10,000 sq. ft.
All other non-residential uses	5 ac

- (1) Any lot or tract of record on the effective date of this UDC, which contains less than 4,500 square feet, may be used as a site for one (1) single-family dwelling together with accessory structures and uses.
- (2) Clubs or community centers, as approved with a CUP, 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.

- (3) Specialized private schools shall be located on a tract of land containing one (1) acre for each 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 subsection b. above.

c.) Height.

- (1) 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.
- (2) All other structures, other than a public utility tower authorized by a CUP, shall not exceed 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 Article 04-06 pertaining to Air Navigation Space Regulations of this UDC.
- (3) Any non-residential structure, other than a public utility tower authorized by a CUP, which exceeds 30 feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above 30 feet.

d.) Minimum Structure Setbacks for Residential and Non-Residential Uses.

- (1) The minimum front yard setback from any roadway right-of-way line shall be 20 feet.
- (2) Side yard.
 - (a) 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.
 - (b) Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any side property line.

- (c) No other structure shall be allowed within ten (10) feet of any side property line.
- (3) Rear yard.
 - (a) No structure, except single-family attached dwellings and detached garages accessory to unattached single-family dwellings, shall be allowed within 15 feet of any rear property line.
 - (b) Unattached sides of single-family attached dwellings shall be a minimum of 15 feet from any rear property line.
 - (c) Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any rear property line.
- (4) Setback between buildings.

No wall of any separate (detached) structure, other than a single-family or its accessory structure, shall be located closer to any wall of another structure than as set forth in the following table:

Wall	Setback			
	Front	Side	Rear	Detached accessory building wall
Front	50 ft./plus 10 ft. for each story over 2 stories	30 ft./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 in the table 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.

- e.) In the event that greater than 50% of the existing dwelling structures on the same side of a street and in both directions from

a lot, for a distance of 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 15 feet from any roadway right-of-way line, nor shall a setback of greater than 50 feet be required.

- f.) If a lot of record existing on the effective date of this UDC has a width of 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.
- g.) Parking lots for five (5) or more vehicles, loading spaces, or internal drives, except ingress and egress drives, shall be set back a minimum of 20 feet from any roadway right-of-way and ten (10) feet from any adjoining property in a "PS", "NU", or any residential district. No setback is required from adjoining properties in a "C" or "M" District unless required by the conditions of a conditional use permit.
- h.) 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. 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 residential district.
- i.) Multi-family, Row Houses, or Group Homes developments shall have a minimum common open space area of 40%.
- j.) Development Standards for Nursing Homes.
 - (1) Densities of self-care units shall not exceed 25 units per acre.
 - (2) No building within a nursing home development shall exceed a height of four (4) stories or 60 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 30 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 100 beds and 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.

k.) Development Standards for Group Residential Facility Use-specifically 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 within a residential substance abuse treatment facility development shall exceed a height of three (3) stories or 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 50 feet of any property line.
- (4) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.

4. The procedure for zoning to the "R-6AA" District and site plan approval is established in Article 02 of this UDC.

N. "R-6" Residential District.

1. Purpose. The "R-6" 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.
2. Scope of Provisions. This Section contains the regulations of the "R-6" 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 "R-6" District:

a.) Uses. Permitted and Conditional Uses for the "R-6" District are found in Section 03-06 of this Article. In addition:

- (1) Individual sewage treatment facilities shall not exceed 5,000 gallons per day flow.
- (2) Mortuary and cemetery use requires 200 feet of frontage on state roadway and must be adjacent to an existing commercial district.
- (3) Public utility facilities over 60 feet in height require a CUP.

b.) Lot Area.

Residential Dwelling Uses	Minimum Lot Size (per unit)
Dwelling, single family	4,500 sq. ft.
Dwelling, two-family	2,500 sq. ft.
Dwelling, three-family	2,000 sq. ft.
Dwelling, multi-family	2,000 sq. ft.

Non Residential Uses	Minimum Lot Size
Cemetery or Mortuary	3 ac
Churches and other places of worship	1/2 ac
Day care center	4,500 sq. ft.
Group home	4,500 sq. ft.
Group residential facilities-in general	3 ac
Group residential facility-- Residential substance abuse treatment facilities	3 ac/5ac for a facility with more than 8 resident patients
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
Library	1/2 ac
Public safety facility	10,000 sq. ft.
Public utility facility	10,000 sq. ft.
All other non-residential uses	5 ac

- (1) Any lot or tract of record on the effective date of this UDC, which contains less than 4,500 square feet, may be used as a site for one (1) single-family dwelling together with accessory structures and uses.

- (2) Clubs or community centers, as approved with a CUP, 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.
 - (3) Specialized private schools shall be located on a tract of land containing one (1) acre for each 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 subsection b. above.
- c.) Height.
- (1) 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.
 - (2) All other structures, other than a public utility tower authorized by a CUP, shall not exceed 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 Article 04-06 pertaining to Air Navigation Space Regulations of this UDC.
 - (3) Any non-residential structure, other than a public utility tower authorized by a CUP, which exceeds 30 feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above 30 feet.
- d.) Minimum Structure Setbacks for Residential and Non-Residential Uses.
- (1) The minimum front yard setback from any roadway right-of-way line shall be 20 feet.
 - (2) Side yard.
 - (a) 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.

- (b) Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any side property line.
 - (c) No other structure shall be allowed within ten (10) feet of any side property line.
- (3) Rear yard.
- (a) No structure, except single-family attached dwellings and detached garages accessory to unattached single-family dwellings, shall be allowed within 15 feet of any rear property line.
 - (b) Unattached sides of single-family attached dwellings shall be a minimum of 15 feet from any rear property line.
 - (c) Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any rear property line.
- (4) Setback between buildings.

No wall of any separate (detached) structure, other than a single-family or its accessory structure, shall be located closer to any wall of another structure than as set forth in the following table:

Wall	<i>Setback Requirement</i>			
	Front	Side	Rear	Detached accessory building wall
Front	50 ft./plus 10 ft. for each story over 2 stories	30 ft./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 in the table 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.

- e.) In the event that greater than 50% of the existing dwelling structures on the same side of a street and in both directions from a lot, for a distance of 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 15 feet from any roadway right-of-way line, nor shall a setback of greater than 50 feet be required.
- f.) If a lot of record existing on the effective date of this UDC has a width of 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.
- g.) Parking lots for five (5) or more vehicles, loading spaces, or internal drives, except ingress and egress drives, shall be set back a minimum of 20 feet from any roadway right-of-way and ten (10) feet from any adjoining property in a "PS", "NU", or any residential district. No setback is required from adjoining properties in a "C" or "M" District unless required by the conditions of a conditional use permit.
- h.) 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. 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 residential district.
- i.) Multi-family, Row Houses, or Group Homes developments shall have a minimum common open space area of 40%.
- j.) Development Standards for Nursing Homes.
 - (1) Densities of self-care units shall not exceed 25 units per acre.
 - (2) No building within a nursing home development shall exceed a height of four (4) stories or 60 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 30 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 100 beds and 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.
 - k.) 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 within a residential substance abuse treatment facility development shall exceed a height of three (3) stories or 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 50 feet of any property line.
 - (4) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.
 4. The procedure for zoning to the "R-6" District and site plan approval is established in Article 02 of this UDC.

O. "R-7" Residential District.

 1. 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.

2. Scope of Provisions. This Section contains the regulations of the "R-7" 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 "R-7" District:
 - a.) Uses. Permitted and Conditional Uses for the "R-7" District are found in Section 03-06 of this Article. In addition:
 - (1) Individual sewage treatment facilities shall not exceed 5,000 gallons per day flow.
 - (2) Mortuary and cemetery use requires 200 feet of frontage on state roadway and must be adjacent to an existing commercial district.
 - (3) Public utility facilities over 60 feet in height require a CUP.
 - b.) Lot Area.

Residential Dwellings	Minimum Lot Area (per unit)
Dwelling, single family	4,500 sq. ft.
Dwelling, two-family	2,500 sq. ft.
Dwelling, three-family	2,000 sq. ft.
Dwelling, multi-family	1,750 sq. ft.

Other Uses	Minimum Lot Area
Cemetery and Mausoleum	3 ac
Churches and other places of worship	1/2 ac
Day care center	4,500 sq. ft.
Group home	4,500 sq. ft.
Group residential facility-in general	3 ac
Group residential facility--Residential substance abuse treatment facility	3 ac/5 ac for facility with more than 8 resident patients
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
Library	1/2 ac
Public safety facility	10,000 sq. ft.
Public utility facility	10,000 sq. ft.
All other non-residential uses	12,000 sq. ft.

- (1) Any lot or tract of record on the effective date of this UDC, which contains less than 4,500 square feet, may be used as a site for one (1) single-family dwelling together with accessory structures and uses.
 - (2) 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.
 - (3) Specialized private schools shall be located on a tract of land containing one (1) acre for each 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.
- c.) 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 Article 04-06 pertaining to Air Navigation Space Regulations of this UDC.

d.) Non-Residential Uses.

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

(2) Side yard.

(a) 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.

(b) Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any side property line.

(c) No other structure shall be allowed within ten (10) feet of any side property line.

(3) Rear yard.

(a) No structure, except single-family attached dwellings and detached garages accessory to unattached single-family dwellings, shall be allowed within 15 feet of any rear property line.

(b) Unattached sides of single-family attached dwellings shall be a minimum of 15 feet from any rear property line.

(c) Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any rear property line.

(4) Setback between buildings.

No wall of any separate (detached) structure, other than a single-family or its accessory structure, shall be located closer to any wall of another structure than as set forth in the following table:

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

*Any dimension given in the table 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.

- e.) In the event that greater than 50% of the existing dwelling structures on the same side of a street and in both directions from a lot, for a distance of 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 15 feet from any roadway right-of-way line, nor shall a setback of greater than 50 feet be required.
- f.) If a lot of record existing on the effective date of this UDC has a width of 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.

- g.) Parking lots for five (5) or more vehicles, loading spaces, or internal drives, except ingress and egress drives, shall be set back a minimum of 20 feet from any roadway right-of-way and ten (10) feet from any adjoining property in a "PS", "NU", or any residential district. No setback is required from adjoining properties in a "C" or "M" District unless required by the conditions of a conditional use permit.
- h.) 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. 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 residential district.
- i.) Multi-family, Row Houses, or Group Homes developments shall have a minimum common open space area of 40%.
- j.) Development Standards for Nursing Homes.
 - (1) Densities of self-care units shall not exceed 35 units per acre.
 - (2) No building within a nursing home development shall exceed 200 feet above the average ground elevation at the perimeter of the building.
 - (3) No building within a nursing home development shall be allowed within 20 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 100 beds and 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.

k.) 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 within a residential substance abuse treatment facility development shall exceed a height of three (3) stories or 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 50 feet of any property line.
- (4) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.

4. The procedure for zoning to the "R-7" District and site plan approval is established in Article 02 of this UDC.

P. "R-8" Residential District.

1. 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.
2. Scope of Provisions. This Section contains the regulations of the "R-8" 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 "R-8" District:
 - a.) Uses. Permitted and Conditional Uses for the "R-8" District are found in Section 03-06 of this Article. In addition:
 - (1) Individual sewage treatment facilities shall not exceed 5,000 gallons per day flow.
 - (2) Mortuary and cemetery use requires 200 feet of frontage on state roadway and must be adjacent to an existing commercial district.
 - (3) Public utility facilities over 60 feet in height require a CUP.

b.) Lot Area.

Residential Dwellings	Minimum Lot Area (per unit)
Dwelling, single family	4,500 sq. ft.
Dwelling, two-family	2,500 sq. ft.
Dwelling, three-family	2,000 sq. ft.
Dwelling, multi-family	500 sq. ft.

Other Uses	Minimum Lot Area
Cemetery or Mortuary	3 ac
Churches and other places of worship	30,000 sq. ft.
Day care center	4,500 sq. ft.
Group home	10,000 sq. ft.
Group residential facilities-in general	½ ac
Group residential facility-for Residential substance abuse treatment facilities	3 ac/5 ac for facility with more than 8 resident patients
Library	4,500 sq. ft.
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 safety facility	3 ac
Public utility facility	4,500 sq. ft.
All other non-residential uses	12,000 sq. ft.

- (1) Any lot or tract of record on the effective date of this UDC, which contains less than 4,500 square feet, may be used as a site for one (1) single-family dwelling together with accessory structures and uses.
- (2) Clubs or community centers, as approved with a CUP, 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.

- (3) Specialized private schools shall be located on a tract of land containing one (1) acre for each 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.
- c.) 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 Article 04-06 pertaining to Air Navigation Space Regulations of this UDC.
- d.) Minimum Structure Setbacks for Residential and Non-Residential Uses.
 - (1) The minimum front yard setback from any roadway right-of-way line shall be 20 feet.
 - (2) Side yard.
 - (a) 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.
 - (b) Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any side property line.
 - (c) No other structure shall be allowed within ten (10) feet of any side property line.
 - (3) Rear yard.
 - (a) No structure, except single-family attached dwellings and detached garages accessory to unattached single-family dwellings, shall be allowed within 15 feet of any rear property line.
 - (b) Unattached sides of single-family attached dwellings shall be a minimum of 15 feet from any rear property line.

(c) Detached garages accessory to unattached single-family dwellings shall be a minimum of three (3) feet from any rear property line.

(4) Setback between buildings.

No wall of any separate (detached) structure, other than a single-family or its accessory structure, shall be located closer to any wall of another structure than as set forth in the following table:

Wall	Setback Requirement			
	Front	Side	Rear	Detached accessory building wall
Front	50 ft. plus 1 ft. for each 2 ft. above 45 ft.	30 ft./20 ft. if side wall has no windows, plus 1 ft. for each 3 ft. of height above 45 ft.	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 ft. for each 2 ft. of height above 45 ft. for each building
Side	30 ft./20 ft. if side wall has no windows, plus 1 ft. for 3 ft. of height above 45 ft.	20 ft. plus 1 ft. for each 3 ft. of height above 45 ft. for each building	20 ft. plus 1 ft. for each 3 ft. of height above 45 ft. for each building	10 ft. plus 1 ft. for each 2 ft. of height above 45 ft. for each building
Rear	30 ft./20 ft. if side wall has no windows, plus 1 ft. for 3 ft. of height above 45 ft.	20 ft. plus 1 ft. for each 3 ft. of height above 45 ft. for each building	20 ft. plus 1 ft. for each 3 ft. of height above 45 ft. for each building	10 ft. plus 1 ft. for each 2 ft. of height above 45 ft. for each building

*Any dimension given in the table 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.

- e.) In the event that greater than 50% of the existing dwelling structures on the same side of a street and in both directions from a lot, for a distance of 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 15 feet from any roadway right-of-way line, nor shall a setback of greater than 50 feet be required.
- f.) If a lot of record existing on the effective date of this UDC has a width of 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.
- g.) Parking lots for five (5) or more vehicles, loading spaces, or internal drives, except ingress and egress drives, shall be set back a minimum of 20 feet from any roadway right-of-way and ten (10) feet from any adjoining property in a "PS", "NU", or any residential district. No setback is required from adjoining properties in a "C" or "M" District unless required by the conditions of a conditional use permit.
- h.) 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. 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 residential district.
- i.) Multi-family, Row Houses, or Group Homes developments shall have a minimum common open space area of 40%.
- j.) Development Standards for Nursing Homes.
 - (1) Densities of self-care units shall not exceed 90 units per acre.

- (2) No building within a nursing home development shall exceed 200 feet above the average ground elevation at the perimeter of the building.
 - (3) No building within a nursing home development shall be allowed within 20 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 100 beds and 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.
- k.) Development Standards for Group Residential Facility Use—specifically 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 within a residential substance abuse treatment facility development shall exceed a height of three (3) stories or 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 50 feet of any property line.
 - (4) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.
4. The procedure for zoning to the “R-8” District and site plan approval is established in Article 02 of this UDC.

Sec. 03-04. PLANNED ZONING DISTRICTS AND REGULATIONS

A. General Requirements for all Planned Districts.

1. Boundary walls, information signs or fences, six (6) feet in height or less, and directional signs less than three (3) feet in height, are permitted within the minimum yard requirements, unless otherwise restricted in the conditions of any planned district ordinance.
2. Where the City Council determines that any particular tracts or areas should be developed as limited office or limited commercial, a "NB" District may be established on a tract of land in single ownership or single management control provided that:
 - a.) The proposed project shall be consistent with the purposes and intent of the Comprehensive Plan and UDC.
 - b.) The preliminary development plan and the application for change of zoning are approved by the City Council; and
 - c.) A site development plan is approved by the Planning Commission and recorded in compliance with requirements of this Section.
 - d.) The schedule of construction is complied with in accordance with the requirements of the City of Chesterfield.
 - e.) All utilities shall be installed underground.
 - f.) An opportunity for recycling shall be provided.
 - g.) A provision for pedestrian ways, trails or bikeways beyond the standard sidewalk otherwise required shall be included where appropriate.

B. Requests for Modification of Standards.

The standards for development within this Article of the UDC may be modified if it may be demonstrated that said modification is consistent with the Comprehensive Plan and it is found that no detriment to the public health, safety and welfare will be created. Additionally, site design features identified throughout this Section should be included in the development for projects requesting modifications to the above standards. Said modification shall require two-thirds (2/3) vote of the Planning Commission. Notwithstanding the recommendation of the Planning Commission, the Council may modify the standards contained in this Section by a majority vote.

C. "PC" Planned Commercial District.

1. Purpose. The regulations of the "PC" District offer a method for commercial and limited light industrial development of land in the City of Chesterfield that allows flexibility in applying certain zoning standards. The "PC" District method allows innovative designs, meets market niches, and promotes well designed developments. The "PC" District regulations should have the following outcomes:
 - a.) Ensure consistency with the Comprehensive Plan;
 - b.) Promote more efficient use of land;
 - c.) Incorporate site features such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development;
 - d.) Promote building styles and architectural styles that complement one another;
 - e.) Allow a mix of uses that are designed to negate potential conflicts that normally occur between incompatible land uses;
 - f.) Promote the most efficient arrangement of circulation systems, land use, and buildings;
 - g.) Promote environmentally sensitive developments; and
 - h.) Allow development under a specifically approved design concept and site plan.
2. Scope of Provisions. This Section contains the regulations of the "PC" Planned Commercial District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the UDC. Additional conditions may be established in the planned district ordinance authorizing the establishment of a "PC" District.
3. Minimum Standards of Design. In addition to the development standards and district requirements in Article 04 of this UDC, the following performance standards are applicable to the "PC" District:
 - a.) Uses. Permitted and Conditional Uses for the "PC" District are found in Section 03-07 of this Article.
 - (1) The following light industrial type uses may be permitted and established in the site specific ordinance within a "PC" District for properties within the area known as Chesterfield Valley and specifically located west of Long Road, bordered on the north by the City of Chesterfield

city limits and bordered on the south by Central Midland Railroad:

- (a) Education facility--Vocational school, outdoor training.
 - (b) Laboratory--Professional, scientific.
 - (c) Mail order sale warehouse.
 - (d) Manufacturing, fabrication, assembly, processing, or packing.
 - (e) Self-storage facility.
 - (f) Warehouse, general.
- (2) Requests for uses identified as Adult Entertainment Uses must first obtain approval of an Adult Entertainment Area as described in Article 02 and shall adhere to all conditions of Section 03-05 of this Article.
- b.) In order to promote reasonable and orderly development within the City of Chesterfield, the following standards shall be considered by the Planning Commission and City Council in consideration for a change in zoning to a "PC" District. These standards are minimum requirements and may be made more restrictive in the conditions of the planned district ordinance governing the particular "PC" District.
- (1) Density. The maximum floor area ratio is 0.55.
 - (2) Open space. A provision for common open space shall be provided in the District at a minimum of 35% of the total site acreage. Open space should be integrated into the development to provide aesthetic, recreational, or other public benefit.
 - (3) Setbacks.
 - (a) No structure shall be permitted within 35 feet of a property line adjoining property designated on the Comprehensive Land Use Map as being residential or park/recreation.
 - (b) No parking area, internal drive, loading space, or structure shall be permitted within 25 feet of a property line adjoining property designated on the

Comprehensive Land Use Map as being residential or park/recreation.

(c) All other setbacks shall be established by the conditions of the planned district ordinance.

(4) Hours of operation. The hours of operation, including hours open to the public and hours for the loading and unloading of deliveries, shall be established in the planned district ordinance.

4. Site Design Features and Flexibility.

a.) Any design features approved under this Section shall be assured and implemented through inclusion in the planned district ordinance. This ordinance shall be approved concurrently with the change in zoning to the "PC" District.

b.) While these features are not mandatory for approval, they are desirable to the City of Chesterfield and may increase the flexibility of design and the ability of the developer to negotiate the mitigation of other requirements.

(1) Placement of structures on most suitable sites with consideration of topography, soils, vegetation, slope, etc.;

(2) Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, walking and cycling trails that serve to connect significant areas and various land uses;

(3) Enhanced landscaping, deeper and opaque buffers, and increased planting along public rights-of-way, open space/recreational areas, and the overall perimeter of the project;

(4) Utilization of mixed use buildings;

(5) Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;

(6) Incorporation of Transit Oriented Development or direct access to public transportation;

(7) Utilization of Leadership in Energy and Environmental Design (LEED) construction and development standards and the proposed LEED certification of buildings within the "PC" District;

- (8) Public benefits and community facilities and the access thereto; and
 - (9) Sensitive treatment of perimeters to mitigate impact upon adjoining property.
 - 5. The procedure for zoning to the "PC" District and site development plan approval is established in Article 02 of this UDC.
- D. "NB" Neighborhood Business District.
 - 1. Purpose. The "NB" District is intended to provide a method for limited office or limited commercial development, which is compatible in scale and intensity with adjacent residential uses. The "NB" District is intended to provide for individual or small groups of office and customer service retail establishments. This planned district requires architectural design harmonious with the surrounding area and landscape screening from adjacent residential uses. The "NB" District is appropriate for areas not designated as residential, park/scenic, or industrial in the City of Chesterfield Comprehensive Plan.
 - 2. Scope of Provisions. This Section contains the regulations of the "NB" Neighborhood Business District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the UDC. Additional conditions may be established in the planned district ordinance authorizing the establishment of a "NB" District.
 - 3. The regulations for "NB" District offer a method that allows flexibility in applying certain zoning standards. The "NB" District allows innovative designs, meets market niches, and promotes well designed developments. The "NB" District regulations should have the following outcomes:
 - a.) Ensure consistency with the Comprehensive Plan;
 - b.) Promote building styles and architectural styles that complement one another, as well as the surrounding area;
 - c.) Promote more efficient use of land;
 - d.) Incorporate site features such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development;
 - e.) Promote the most efficient arrangement of circulation systems, land use, and buildings;
 - f.) Promote environmentally sensitive developments; and

- (c) No parking area, internal drive, or loading space shall be permitted within 25 feet of the front, side, and rear yard setbacks.
 - (d) The minimum parking setback shall be 30 feet from any property adjoining property designated on the Comprehensive Land Use Map as being a Residential District or "PS" District.
- 5. Site Design Features and Flexibility. Any design features approved under this Section shall be assured and implemented through inclusion in the planned district ordinance. This ordinance shall be approved concurrently with the change in zoning to the "NB" District.
 - a.) While these features are not mandatory for approval, they are desirable to the City of Chesterfield and may increase the flexibility of design and the ability of the developer to negotiate the mitigation of other requirements.
 - (1) Incorporation of parking areas into the design of the development to minimize visual expanses of parking lots;
 - (2) Placement of structures on most suitable sites with consideration of topography, soils, vegetation, slope, etc.;
 - (3) Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, walking and cycling trails that serve to connect significant areas and various land uses;
 - (4) Enhanced landscaping, deeper and opaque buffers, and increased planting along residential properties, public rights-of-way, open space/recreational areas, and the overall perimeter of the project;
 - (5) Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;
 - (6) Incorporation of Transit Oriented Development or direct access to public transportation;
 - (7) Utilization of Leadership in Energy and Environmental Design (LEED) construction and development standards and the proposed LEED certification of buildings;
 - (8) Public benefits and community facilities and the access thereto; and

- (9) Sensitive treatment of perimeters to mitigate impact upon adjoining property.
 6. The procedure for zoning to the "NB" District and site development plan approval is established in Article 02 of this UDC.
- E. "PI" Planned Industrial District.
 1. Purpose. The regulations of the "PI" District offer a method for the industrial and selected commercial development of land in the City of Chesterfield that allows flexibility in applying certain zoning standards. The requirements of this Section are designed to offset the impact of changes in development standards allowed through these provisions. The "PI" District regulations should have the following outcomes:
 - a.) Ensure consistency with the Comprehensive Plan;
 - b.) Promote building styles and architectural styles that complement one another, as well as the surrounding area;
 - c.) Promote more efficient use of land;
 - d.) Incorporate site features such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development;
 - e.) Promote the most efficient arrangement of circulation systems, land use, and buildings;
 - f.) Promote environmentally sensitive developments; and
 - g.) Allow development, under a specifically approved design concept and site plan.
 2. Scope of Provisions. This Section contains the regulations of the "PI" Planned Industrial District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the UDC. Additional conditions may be established in the planned district ordinance authorizing the establishment of a "PI" District.
 3. Minimum Standards of Design. In addition to the development standards and district requirements in Article 04 of this UDC, the following performance standards are applicable to the "PI" District:
 - a.) Uses. Permitted and Conditional Uses for the "PI" District are found in Section 03-07 of this UDC.
 - (1) Requests for uses identified as Adult Entertainment Uses must obtain approval of an Adult Entertainment Use Area

as described in Article 02 and adhere to all requirements of Section 03-05 of this Article.

- b.) In order to promote reasonable and orderly development within the City of Chesterfield, the following standards shall be considered by the Planning Commission and City Council in consideration for a change in zoning to a "PI" District. These standards are minimum requirements and may be made more restrictive in the conditions of the planned district ordinance governing the particular "PI" District.
- (1) Density. A maximum Floor Area Ratio (F.A.R.) of 0.55 is allowed.
 - (2) Open Space. A minimum of 35% open space is required. Open space should be integrated into the development to provide aesthetic, recreational, or other public benefit.
 - (3) Hours of Operation. The hours of operation, including hours open to the public and hours for the loading and unloading of deliveries, shall be established in the site specific ordinance.
 - (4) Outdoor storage or display of merchandise, materials, or equipment is prohibited.
 - (5) Setbacks.
 - (a) The minimum building setback shall be 35 feet from any property adjoining property designated on the Comprehensive Land Use Map as being a Residential District or "PS" District.
 - (b) The minimum parking setback shall be 25 feet from any property adjoining property designated on the Comprehensive Land Use Map as being a Residential District or "PS" District.
4. Site Design Features and Flexibility. Any design features approved under this Section shall be assured and implemented through inclusion in the planned district ordinance. This ordinance shall be approved concurrently with the change in zoning to the "PI" District.
- a.) While these features are not mandatory for approval, they are desirable to the City of Chesterfield and may increase the flexibility of design and the ability of the developer to negotiate the mitigation of other requirements.

- (1) Incorporation of parking areas into the design of the development to minimize visual expanses of parking lots;
 - (2) Placement of structures on most suitable sites with consideration of topography, soils, vegetation, slope, etc.;
 - (3) Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, walking and cycling trails that serve to connect significant areas and various land uses;
 - (4) Enhanced landscaping, deeper and opaque buffers, and increased planting along residential properties, public rights-of-way, open space/recreational areas, and the overall perimeter of the project;
 - (5) Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;
 - (6) Incorporation of Transit Oriented Development or direct access to public transportation;
 - (7) Utilization of Leadership in Energy and Environmental Design (LEED) construction and development standards and the proposed LEED certification of buildings;
 - (8) Public benefits and community facilities and the access thereto; and
 - (9) Sensitive treatment of perimeters to mitigate impact upon adjoining property.
5. The procedure for zoning to the "PI" District and site development plan approval is established in Article 02 of this UDC.
- F. "LI" Light Industrial District.
1. Purpose. The purpose of the "LI" Light Industrial District is to provide for a variety of light industrial services that may be developed compatible with abutting commercial and/or industrial uses.
 2. In addition to the development standards and district requirements in Article 04 and elsewhere of this UDC, the following performance standards are applicable to the "LI" District:
 - a.) Uses. Permitted and Conditional Uses for the "LI" District are found in Section 03-07 of this Article. In addition the following use restrictions shall apply to this district:

- (1) No drive-thru windows shall be allowed in conjunction with any of the permitted, accessory, or conditional uses.
- (2) Businesses shall only be open to the public between the hours of 7:00 a.m. and 8:00 p.m.
- (3) Loading or unloading of deliveries shall be permitted only between the hours of 7:00 a.m. and 7:00 p.m.
- (4) All principal uses shall be conducted within a fully enclosed building.
- (5) Outdoor storage or display of merchandise, materials, or equipment must be fully screened as approved by the City of Chesterfield on the site plan.

b.) Design Standards.

Minimum lot area	45,000 sq. ft.
Minimum lot width	Min. road frontage of 100 ft. or direct access by 100 ft. road easement, right-of-way or cross easement.
Height	35 ft. from grade, exclusive of mechanical equipment
Open space	35%
Density	Max. 0.40 FAR
Utilities	Installed underground
Recycling	Opportunity for recycling shall be provided

c.) Minimum Yard Setbacks.

- (1) No building or structure, other than a freestanding project identification sign six (6) feet in height or less, light standards, flag poles, or fences six (6) feet in height or less will be located within the following setbacks:
 - (a) The minimum front, side, and rear yard building setback shall be 30 feet.
 - (b) The minimum building setback shall be 50 feet from any property adjoining property designated on the Comprehensive Land Use Map as being a Residential District or "PS" District.
- (2) No parking area, internal drive, or loading space shall be permitted within the following setbacks:

- (a) The minimum front, side, and rear yard parking setback shall be 25 feet.
 - (b) The minimum parking setback shall be 30 feet from any property adjoining property designated on the Comprehensive Land Use Map as being a Residential District or "PS" District.
 - 3. The procedure for zoning to the "LI" District and site plan approval is established in Article 02 of this UDC.
- G. "MU" Medical Use District.
 - 1. Purpose. The "MU" Medical Use District is designed for areas where a variety of medical developments and uses may be permitted. These district regulations and requirements are intended to facilitate the establishment of medical developments with ancillary commercial uses in locations appropriate under the terms and conditions set forth in the planned district ordinance establishing the district.
 - 2. Scope of Provisions. This Section contains the regulations of the "MU" District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the UDC. Additional conditions may be established in the planned district ordinance authorizing the establishment of a "MU" District.
 - 3. Minimum Standards of Design. In addition to the development standards and district requirements in Article 04 of this UDC, the following performance standards are applicable to the "MU" District:
 - a.) Uses. Permitted land uses shall be established in the conditions of the ordinance governing the particular "MU" District. Uses may include those permitted and conditional Uses for the "MU" District found in Section 03-07 of this Article.
 - (1) Restaurants shall be less than 2,000 square feet in gross floor area and will not include drive-thru windows or drive-in service.
 - (2) Medical use incinerators are prohibited.
 - b.) In order to promote reasonable and orderly development within the City of Chesterfield, the following standards shall be considered by the Planning Commission and City Council in consideration for a change in zoning to a "MU" District. These standards are minimum requirements and may be made more restrictive in the conditions of the planned district ordinance governing the particular "MU" District.

- (1) Lot Area. The minimum lot area for this district is three (3) acres.
 - (2) Density. A maximum Floor Area Ratio (F.A.R.) of 0.55 is allowed.
 - (3) Height. The total height of any structure shall not exceed eight (8) stories in height, excluding mechanical devices
 - (4) Open Space. A minimum of 35% open space is required. Open space should be integrated into the development to provide aesthetic, recreational, or other public benefit.
 - (5) Setbacks.
 - (a) The minimum yard setback from the right-of-way for any structure, parking area, internal drive, or loading space shall be 50 feet.
 - (b) The minimum yard setback from any property line for any structure, parking area, internal drive or loading space shall be 25 feet from any property adjoining property designated on the Comprehensive Land Use Map as being a Residential District or "PS" District.
 - (c) The minimum parking setback shall be 25 feet from any property adjoining property designated on the Comprehensive Land Use Map as a Residential District or "PS" District.
4. The procedure for zoning to the "MU" District and site development plan approval is established in Article 02 of this UDC.
- H. "UC" Urban Core District.
1. Purpose. The "UC" Urban Core District is intended to provide a method for commercial or mixed commercial and residential development within the area known as the Urban Core. The regulations for the "UC" District offer a method that allows flexibility in applying certain zoning standards. Such flexibility requires a review process and development plan to safeguard health, safety, and welfare concerns. In exchange for flexibility, "UC" Districts are required to provide exceptional design and amenities not otherwise required through traditional zoning techniques. These requirements are designed to offset the impact of changes in development standards allowed through these provisions. The "UC" District allows innovative designs, solves problems on difficult sites, meets market niches, and promotes well designed developments. The "UC" District regulations should have the following outcomes:

- a.) Implement the vision of the area of the City identified as the Urban Core in the Comprehensive Plan;
 - b.) Allow flexibility that is not available through standards and restrictions contained elsewhere in the Zoning Ordinance;
 - c.) Promote more efficient use of land;
 - d.) Incorporate site features such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development;
 - e.) Promote building styles and architectural styles that complement one another;
 - f.) Allow a mix of uses that are designed to negate potential conflicts that normally occur between incompatible land uses;
 - g.) Promote the most efficient arrangement of circulation systems, land use, and buildings;
 - h.) Promote environmentally sensitive developments; and
 - i.) Allow development, under a specifically approved design concept and site plan, which otherwise may not be permitted by the Zoning Ordinance.
2. Scope of Provisions. This Section contains the regulations of the "UC" District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the UDC. Additional conditions may be established in the planned district ordinance authorizing the establishment of a "UC" District.
 3. Where the City Council determines that any particular tracts or areas should be developed for commercial use, a "UC" District may be established on a tract of land in single ownership or single management control provided that:
 - a.) The preliminary development plan and the application for change of zoning are approved by the City Council; and
 - b.) A site development plan is approved by the Planning Commission and recorded in compliance with requirements of this Section.
 4. Minimum Standards of Design. In addition to the development standards and district requirements in Article 04 of this UDC, the following performance standards are applicable to the "UC" District:

- a.) Uses. Permitted land uses shall be established in the conditions of the ordinance governing the particular "UC" District. Uses may include those uses designated as permitted or conditional uses in any commercial or residential district listed in Table A-1 of Section 03-02 of this Article.
 - (1) Uses requiring an Adult Entertainment Area Permit are not permitted.
 - (2) Light industrial type uses which are permitted in limited areas within a "PC" District are not permitted in the "UC" District.

- b.) In order to promote reasonable and orderly development within the City of Chesterfield, the following standards shall be considered by the Planning Commission and City Council in consideration for a change in zoning to the "UC" District. These standards are minimum requirements and may be made more restrictive in the conditions of the planned district ordinance governing the particular "UC" District.
 - (1) Lot Area. The minimum lot area for this district is three (3) acres.
 - (2) Density. A maximum Floor Area Ratio (F.A.R.) of 0.55 is allowed.
 - (3) Height. The total height of any structure shall not exceed eight (8) stories in height, excluding mechanical devises.
 - (4) Open Space. A minimum of 30% common open space is required. Open space should be integrated into the development to provide aesthetic, recreational, or other public benefit.
 - (5) Setbacks.
 - (a) The minimum yard setback for any structure from the boundary of a "UC" District shall be 35 feet.
 - (b) The minimum yard setback for any parking area, parking structure, internal drive or loading space shall be 30 feet.

- 5. Site Design Features and Flexibility. Any design features approved under this Section shall be assured and implemented through inclusion in the planned district ordinance. This ordinance shall be approved concurrently with the change in zoning to the "UC" District.

- a.) While these features are not mandatory for approval, they are desirable to the City of Chesterfield and may increase the flexibility of design and the ability of the developer to negotiate the mitigation of other requirements.
 - (1) Incorporation of parking areas into the design of the development to minimize visual expanses of parking lots;
 - (2) Placement of structures on most suitable sites with consideration of topography, soils, vegetation, slope, etc.;
 - (3) Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, walking and cycling trails that serve to connect significant areas and various land uses;
 - (4) Enhanced landscaping, deeper and opaque buffers, and increased planting along residential properties, public rights-of-way, open space/recreational areas, and the overall perimeter of the project;
 - (5) Utilization of mixed use buildings;
 - (6) Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;
 - (7) Incorporation of Transit Oriented Development or direct access to public transportation;
 - (8) Utilization of Leadership in Energy and Environmental Design (LEED) construction and development standards and the proposed LEED certification of buildings;
 - (9) Public benefits and community facilities and the access thereto; and
 - (10) Sensitive treatment of perimeters to mitigate impact upon adjoining property.

6. The procedure for zoning to the "UC" District and site development plan approval is established in Article 02 of this UDC.

I. "MXD" Mixed Use District.

- 1. Purpose. The "MXD" Mixed Use District is intended to provide a zoning classification which permits developments with a mixture of residential, commercial, industrial, cultural, and institutional uses in a single structure or multiple structures. It is the purpose of these regulations to encourage

a diversification of uses in unified projects located in proximity to major roadways and intersections and through the interrelationship of uses and structures to promote innovative and energy conscious design, efficient and effective circulation systems, a variety of housing types, and to encourage the conservation of land resources, minimization of auto travel, and the location of employment and retail centers in proximity to higher density housing.

2. Scope of Provisions. This Section contains the regulations of the "MXD" District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the UDC. Additional conditions may be established in the planned district ordinance authorizing the establishment of a "MXD" District.
3. Minimum Standards of Design. In addition to the development standards and district requirements in Article 04 of this UDC, the following performance standards are applicable to the "MXD" District:
 - a.) Uses. Permitted land uses shall be established in the conditions of the ordinance governing the particular "MXD" District. Uses may include those uses designated as permitted or conditional uses in any residential, commercial, or industrial districts listed in Table A-1 of Section 03-02 of this Article.
 - (1) Each Mixed Use Development District shall include a minimum of 20% of the total gross floor area in residential uses, 20% of the total gross floor area in retail commercial uses, and 20% of the total gross floor area in office or industrial uses. Gross floor area used for parking shall not be included in the above calculations.
 - (2) Gross floor area of hotels may be used for up to 50% of the required floor area for residential uses. Gross floor area devoted to institutional, cultural, entertainment, or recreational uses may be used, on a one-to-one basis, to reduce the required minimum floor area of any of the three (3) main use categories up to a maximum 25% reduction.
 - (3) In addition to this approach where residential development in a proposed "MXD" District is greater than 51% of the total gross floor area, the remainder of the development may consist of commercial uses or industrial uses or both without limitation as to percentages of gross floor area.
 - (4) Uses requiring an Adult Entertainment Area Permit are not permitted.

- b.) Residential density. Residential densities shall be established in the conditions of the planned district ordinance creating the "MXD" District, but in no event shall the density exceed 60 units per acre of land in the total development excluding land which is utilized for road right-of-way purposes, and excluding right-of-way dedication for widening existing roadways, and including land remaining within the 100-year floodplain elevation, as identified in Article 05. This density restriction, however, shall not apply to hotels.
- c.) No parking areas, internal drives, loading spaces, and structures shall be permitted within ten (10) feet of a property line adjoining property in the "NU" Non-Urban, "PS" Park and Scenic, "AG" Agricultural or any residential district. In addition to the minimum ten (10) feet, any structure exceeding 30 feet in height which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, "AG" Agricultural or any residential district shall be set back an additional one (1) foot for every two (2) feet in height above 30 feet. Greater setbacks may be required by condition if necessary to ensure compatibility with adjoining developments or uses.
- d.) A sign package is required for all developments in the "MXD" District.
- e.) The Planning Commission may recommend, and the City Council may approve; a total reduction of not more than 20%, or 30% for developments greater than 500,000 square feet of gross floor area under single ownership or management control, of the required off-street parking and loading spaces, where it has been demonstrated by study of the combined uses and customary operation of the uses that adequate parking would be provided. The Planning Commission may recommend a further parking reduction beyond 30% for developments greater than 750,000 square feet of gross floor area under single ownership or management control based upon a similar approved study as above.
- f.) Other conditions such as building height, open space, setbacks and minimum lot area shall be established in the planned district ordinance.
 - (1) Open space. A minimum of 30% common open space is required. Open space should be integrated into the development to provide aesthetic, recreational, or other public benefit.
 - (2) Setbacks.

- (a) The minimum yard setback for any structure from the boundary of a "MXD" District shall be 35 feet.
 - (b) The minimum yard setback for any parking area, parking structure, internal drive or loading space shall be 30 feet.
 - 4. The procedure for zoning to the "MXD" District and site development plan approval is established in Article 02 of this UDC.
- J. "PC&R" Planned Commercial & Residential District.
 - 1. Purpose. The "PC&R" District is intended to provide development in the area of the City comprising a minimum of 70 acres in size and located only in the area bounded on the east by State Route 340, on the west by Baxter Road, on the north by State Route 40/I-64, and on the south by Lydia Hill Drive/August Hill Drive. A "PC&R" District development is intended to create a diverse residential and commercial mixed use environment in which residential and commercial uses can be integrated pursuant to a "downtown" concept that encourages creative and coordinated design and architectural styles, efficient and effective pedestrian circulation, conservation of land resources, efficient and effective vehicular circulation, and where people can choose to live, work, eat, shop, enjoy cultural amenities and recreate. By definition, "downtown" development is mixed-use, and usually follows one of two patterns (or an adaptation of both). First, as a vertical mix on a given parcel, land uses change from floor to floor within the same building. Typically, this pattern is residential above commercial (retail, professional services or office). The second pattern occurs when buildings or spaces of a single use are combined with those of other single uses. Examples are a street of residential buildings with commercial buildings occupying the corners or a commercial "Main Street" combined with residential side streets.
 - 2. Scope of Provisions. This Section contains the regulations of the "PC&R" District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the UDC. Additional conditions may be established in the planned district ordinance authorizing the establishment of a "PC&R" District.
 - 3. Where the City Council determines that any particular tracts or areas should be developed for commercial use, a "PC&R" District may be established on a tract of land in single ownership or single management control provided that:
 - a.) The preliminary development plan and the application for change of zoning are approved by the City Council; and

- b.) A site development plan is approved by the Planning Commission and recorded in compliance with requirements of this Section.
4. Minimum Standards of Design. In addition to the development standards and district requirements in Article 04 of this UDC, the following performance standards are applicable to the "PC&R" District:
- a.) Uses. Permitted uses shall be established in the site specific "PC&R" District ordinance governing a "PC&R" development and may include commercial uses permitted in the Planned Commercial ("PC") District or any of the residential uses in any of the residential districts listed in Table A-1 in Section 03-02 of this Article.
 - (1) Residential and commercial uses may be combined in the same building, combined on the same lot in separate buildings or on separate lots within a "PC&R" development. The permitted uses shall be combined within a "PC&R" development to create a "downtown" concept.
 - (2) Uses which require an Adult Entertainment Area Permit are not permitted.
 - b.) Performance standards for the "PC&R" District are provided in the UDC for the "PC" (Commercial) and "R" (Residential) land uses. Conflicts between the commercial and residential performance standards shall be resolved in the planned district ordinance for the "PC&R" District, site development plan, site development concept plan, or site development section plan.
 - (1) Specific performance standards may be provided in the planned district ordinance for the "PC&R" District or provided on the site development plan, site development concept plan, or site development section plan.
 - (2) Said performance standards may supplement, modify, or alter performance standards provided elsewhere in the UDC.
 - (3) Except where specifically stated otherwise in this Section, performance standards established in the planned district ordinance for the "PC&R" District or provided on the site development plan, site development concept plan, or site development section plan for a "PC&R" development shall supersede any performance standards required by any other District regulation or UDC.
 - (4) Performance standards may include, but are not limited to addressing, one or more of the following:

- (a) Density;
 - (b) Maximum height of buildings and structures;
 - (c) Setbacks;
 - (d) Open space;
 - (e) Parking;
 - (f) Signage;
 - (g) Architectural standards.
5. The procedure for zoning to the "PC&R" District and site development plan approval is established in Article 02 of this UDC.
- K. "PUD" Planned Unit District.
- 1. 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.
 - 2. Scope of Provisions. This Section contains the regulations of the "PUD" District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the UDC. Additional conditions may be established in the planned district ordinance authorizing the establishment of a "PUD" District.
 - 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.

d.) All utilities shall be installed underground.

4. General Considerations. The following is 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 Comprehensive Plan designation, Zoning Map delineation, infrastructure capacity and the effect upon public services, 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 rights-of-way, 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 (TOD) 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. Uses. Permitted uses shall be established in the site specific "PUD" District ordinance governing the "PUD" development and may include any permitted or conditional use found in any of the residential districts listed in Table A-1 in Section 03-02 of this Article.
- a.) Any "PUD" containing 40 or more residential lots or units, the following commercial uses may be authorized, when located in a separate structure or within a multiple-family residence building:
 - (1) Barber or beauty shops.
 - (2) Day care centers, child.

- (3) Drug stores and pharmacy.
- (4) Grocery--Neighborhood.
- (5) Laundromat and dry cleaning establishment.
- (6) Newspaper stands.
- (7) Restaurants, sit down and/or outdoor customer dining area.

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

7. Minimum Design Requirements for a "PUD". At a minimum, all requests for "PUD" zoning shall meet those General Requirements as described in Section 3 above and the following requirements:

- a.) Maximum residential densities shall be determined by utilizing the following hierarchical order:
 - (1) Existing zoning district maximum permitted density; and/or
 - (2) Properties proposed for "PUD" zoning that are found to be currently zoned "NU" Non-Urban District shall be required to submit a petition for a change of zoning from the "NU" Non-Urban District to a residential zoning district. This petition shall be filed prior to that of the petition requesting "PUD" zoning.
- b.) A provision for common open space shall be provided in the "PUD" at a minimum of 30% of the total site acreage, to be distributed throughout the "PUD" and not concentrated in one (1) 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.
- c.) A "PUD" perimeter buffer shall be provided at a minimum of 30 feet in width. The perimeter buffer shall be composed of a combination of existing trees (where applicable), trees selected from the approved tree list from the City of Chesterfield Tree Preservation and Landscape Requirements, and any combination of low lying shrubbery or other vegetation not including grassed turf.

- d.) The proposed project shall be consistent with the purposes and intent of the Comprehensive Plan and City of Chesterfield Code unless otherwise stipulated in the planned district ordinance.
8. Dedication for Public Schools and Public Parks. 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:
- a.) The area of the proposed development shall be at least 30 acres in the case of a public school dedication and 60 acres in the case of a public park dedication, unless otherwise authorized or required by the City of Chesterfield.
 - b.) The proposed school site is compatible with a generalized plan for school locations published by the school district.
 - c.) 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.
 - d.) 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.
 - e.) The site development concept plan identifies the boundaries of the dedicated tract within the development.
 - f.) 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. The procedure for zoning to the "PUD" District and site development plan approval is established in Article 02 of this UDC.

Sec. 03-05. OVERLAY DISTRICTS AND ZONING PROCEDURES.

A. "FP" Flood Plain Overlay District.

- 1. Purpose. The flood hazard areas of Chesterfield, Missouri are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and

impairment of the tax base, all of which adversely affect the public health, safety, and general welfare. These flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods or hazardous to other lands which are inadequately elevated, floodproofed, or otherwise protected from flood damages.

2. This Section is therefore necessary to protect human life and health; to minimize expenditure of public money for costly flood control projects; to minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public; to minimize prolonged business interruptions; to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains; and to help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas.
3. It is the purpose of this Section to promote the public health, safety, and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion or in flood heights or velocities; to require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction; to control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters; and to control filling, grading, dredging, and other development which may increase erosion or flood damage.
4. Scope of Provisions. This Section contains the regulations for the "FP" Floodplain Overlay District of Chesterfield. Property zoned "FP" is also zoned under another applicable district governed by this UDC. The "FP" Overlay District constitutes an "overlay" district, and the other applicable zoning district constitutes the underlying zoning.
 - a.) The "FP" Overlay District regulations and requirements herein controls in the case of any conflict between the regulations contained in this Section and the regulations otherwise applicable to any property by virtue of its "underlying" zoning.
 - b.) A portion of the area within this district is designated as the floodway, as established by the maps applicable to this district. Property within the floodway is subject to those provisions of this UDC which so state.

5. Minimum Standards of Design. In addition to the development standards and district requirements in Article 04 and Article 05 of this UDC, the following performance standards are applicable to the "FP" Overlay District:

a.) Uses. Permitted and Conditional Uses for the "FP" Overlay District are found in Section 03-08 of this Article. In addition:

- (1) Public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be adequately screened with landscaping, fencing or walls; or placed underground; or enclosed in such a manner as to blend with and complement the character of the surrounding area as approved by the City of Chesterfield.
- (2) Accessory uses may include, but are not limited to, devices for the generation of energy or individual sewage treatment facilities serving an individual non-residential use. Sewage treatment facilities shall not exceed 5,000 gallons per day flow.

b.) Lot Area.

Use	Minimum Lot Area
Farming	20 acres
Golf course	5 acres
All other uses	As required in the underlying zoning district

c.) Height. The total height of any structure shall not exceed that permitted in the underlying zoning district.

d.) Yard Requirements.

- (1) No structure shall be allowed within 25 feet of any roadway right-of-way line, except where a greater setback is required by the underlying district requirements.
- (2) No structure, sign or plant material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the sight distance triangle.
- (3) Permitted information signs, six (6) feet or less in height, and directional signs are allowed within the minimum front yard setback.
- (4) Any structure, other than a public utility tower authorized by a conditional use permit, which exceeds 30 feet in

height shall be set back from all property lines at least one (1) additional foot for every foot of height above 30 feet.

- (5) No residential building or structure attached thereto shall be allowed within 30 feet of the limits of the 100-year floodplain.
- e.) Floodway. All development or use of the floodway is prohibited involving any encroachment, including fill, new construction or material improvement of any existing structure unless certification by a registered professional engineer is provided to and approved by the Department that the development will not result in any increase in flood levels during occurrence of the base flood discharge. If and only if this Section is complied with, use or development of the floodway may be carried out subject to the restrictions of the remainder of this Section of the UDC.
6. See "Flood Damage Prevention", Chapter 14 of the City Code for additional information and regulations.
 7. District regulations and development requirements found in this UDC are minimum standards. Additional regulations and requirements may be established in the site specific ordinance establishing the "FP" Overlay District.
 8. The procedure for establishing a "FP" Overlay District and site development plan approval is established in Article 02 of this UDC.
- B. "MAA" Museum and Arts Overlay District.
1. Purpose. The purpose of this Section is to promote the general welfare, heritage, cultural education, and economic benefit of the City, through the appreciation, instruction, exhibition and performance of the arts.
 2. In any zoning district, except "NU" Non-Urban Districts, a single parcel or geographic area may be designated as an "MAA" Museum and Arts area. The Planning Commission may recommend and the City Council, by ordinance, may approve designation for a specific parcel or area provided the area is characterized by one or more of the following delineated on a preliminary plan:
 - a.) A building (or part thereof) having public significance by reason of its architecture or former use or occupancy.
 - b.) A building (or part thereof) serving as a repository for works of art, collections of natural, scientific, or literary curiosities which are arranged, intended, and designed to be used by members of the public for viewing, with or without an admission charge.

- c.) A building (or part thereof) devoted to live performances in front of a live audience.
 - d.) An outdoor theater.
3. Scope of Provisions. This Section contains the regulations of the "MAA" Overlay District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the UDC. Additional conditions may be established in the district ordinance authorizing the establishment of a "MAA" Overlay District.
4. Minimum Standards of Design. In addition to the development standards and district requirements required for the site in accordance with the underlying zoning district, the following performance standards are applicable to the "MAA" Overlay District:
- a.) Uses. Permitted and Conditional Uses for the "MAA" Overlay District are found in Section 03-08 of this Article. In addition:
 - (1) Outdoor theaters are permitted provided that:
 - (a) The area is buffered on all sides by either a part of a principal structure or by a fence, wall or landscaping suitable to create a visual barrier or separation of space.
 - (b) Outdoor theaters shall not be open for business between 12:00 midnight and 6:00 a.m. unless otherwise specified by the conditions of the governing ordinance.
 - b.) Height. For all structures: The total height of any structure shall not exceed 75 feet (exclusive of mechanical equipment) from floor elevation at grade, however the building height may not exceed the front setback distance. For every foot over 50 feet in height, up to the maximum of 75 feet, the building must be moved back one (1) foot.
 - c.) Theaters shall be allowed additional height to accommodate the fly space, which is the area above the stage in which scenery is stored. The amount of additional height permitted shall be determined at the time of site development plan review. The fly space shall not be reviewed as an independent structure, but rather as an integrated element of the overall architecture of the theater.
 - d.) Yard Setbacks. Minimum structure and parking setbacks shall be established in the conditions of the ordinance establishing the "MAA" Overlay District.

- e.) Parking. Parking shall adhere to the requirements of Article 04 of this UDC.
- f.) Sign Regulations. With the exceptions noted, specific sign regulations shall be established in the conditions of the ordinance governing the "MAA" Overlay District in accord with the provisions of the City of Chesterfield City Code.
 - (1) No flashing signs shall be permitted. Illumination of signage shall be as approved by the City of Chesterfield with the site development plan.
 - (2) Theaters signage shall be as follows:
 - (a) The gross area in square feet of all signs on a lot shall not exceed two (2) times the lineal feet of frontage of said lot. This criterion is based on the provision that the gross surface area of all illuminated, non-flashing signs shall not exceed one (1) times the lineal feet of frontage of the lot.
 - (b) Marquee signage shall not project more than one (1) foot beyond the length of the building on either side. Said signage must be affixed flat to the marquee surface or be suspended within and below the outer marquee or canopy limits. No other sign shall be extended or suspended.
 - (c) Awning signage shall be affixed flat, contain no illumination and shall indicate only the name and/or address of the establishment. No such sign shall extend vertically or horizontally beyond the limits of said awning.
 - (d) Horizontal and vertical projection shall be as approved by the City on the preliminary plan.
 - (e) No temporary signage shall be allowed in a museum and arts area except promotional decorative banners. A promotional decorative banner is defined as a banner which displays graphics and limited text regarding a special event. Promotional decorative banners are permitted for a maximum of six (6) months. The dimensions of promotional decorative banners shall be approved by the City. A sign permit application must be submitted prior to the erection of a promotional decorative banner.

5. The procedure for zoning to the "MAA" Overlay District and site development plan approval is established in Article 02 of this UDC.
- C. "WH" Wildhorse Creek Road Overlay District.
1. Purpose. The intent of the "WH" Wild Horse Creek Road Overlay District is to protect and maintain the scenic character of the Wild Horse Creek Road Sub Area and the adjacent neighborhoods by ensuring compatibility through site design, site plan review, and the regulation of activity upon the designated sites so that the uses of the property will not adversely affect the character of the neighborhood or the general welfare of the City.
 2. Categories. The "WH" District procedure is to be used as an overlay district. The three categories of "WH" Overlay Districts are: Neighborhood Office Development, One-Half Acre Residential Development, and One Acre Residential Development.
 - a.) Neighborhood Office Development: Due to concern regarding airport noise, all development within this 1,920 foot setback shall be developed as Neighborhood Office. Petitions for rezoning seeking access to Neighborhood Office uses shall file a petition to rezone to "PC" Planned Commercial District or any Estate District as applicable.
 - b.) One-Half Acre Residential Development: One-half acre or larger development should be encouraged between Wild Horse Creek Road and Neighborhood Office to the north. Petitions for rezoning seeking access to One-Half Acre Residential Development uses shall file a petition to rezone to Estate District.
 - c.) One Acre Residential Development: One acre and larger development should be encouraged for properties located west of Long Road, north of Wild Horse Creek Road, east of Neighborhood Office. Petitions for rezoning seeking access to One Acre Residential Development uses shall file a petition to rezone to Estate District.
 3. Scope of Provisions. This Section contains the regulations of the "WH" Overlay District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the UDC. Additional conditions may be established in the ordinance authorizing the establishment of a "WH" Overlay District.
 4. Minimum Standards of Design. In addition to the development standards and district requirements required for the site in accordance with the underlying zoning district, the following performance standards are applicable to the "WH" Overlay District:

- a.) Uses. Permitted and Conditional Uses for the "WH" Overlay District are found in Section 03-08 of this Article.
- b.) Specific design requirements for the Neighborhood Office Area are set forth in Table 1 below:

Table 1: Neighborhood Office Specific Design Requirements	
Avigation Easement	Provide verification that the avigation easement requirements of the Spirit of St. Louis Airport have been satisfied in the development.
Building Design	Harmony and continuity of design with the exterior building design. Features on all elevations shall be coordinated with regard to color, material type, amount of materials, architectural form and detailing to achieve architectural consistency. Elevations need not look alike; however a sense of overall continuity shall occur. Use of one or more unrelated materials including, but not limited to, false or decorative facade treatments, is discouraged.
Building Height	35 feet maximum. Height is measured from the average finished ground elevation at the perimeter of the structure.
Hours of operation	Shall be as approved by the Planning Commission.
Internal Roadway System	As development occurs in the area, an internal roadway system, complete with buffers, landscaping, pedestrian circulation, and cross access shall be required as directed.
Landscape Buffering	Arterial and collector buffers shall be 30 feet or greater unless addressed in the site specific ordinance. All other buffer requirements shall follow requirements of the City of Chesterfield Tree Manual.
Maintenance of Wild Horse Creek Road Character	In an effort to maintain the scenic character of Wild Horse Creek Road, all development must be set back from the road and screened from view.
Open Space Areas	Retain 50% open space. This includes shared public plazas, courtyards, landscaping, public art and similar amenities that are visible from the street. All development shall address trails and sidewalks. Open space shall be balanced throughout the development.
Parking	Parking shall be screened and buffered from Wild Horse Creek Road and all adjacent residential development. Maximum of 9 parking spaces, including any space in a garage or covered structure. Required parking shall be determined by the City of Chesterfield City Code. If the maximum number of parking spaces permitted in this "WH" District does not meet the minimum parking space requirements of the City Code for that proposed use, then the proposed use will be deemed to exceed the design requirement and will not be eligible.

Preservation of Natural Features and Slopes	The importance of natural features must be recognized in the Wild Horse Creek Road Sub area. Future development shall minimize any impact to the bluff, existing tree coverage, and waterways. Development on slopes in excess of 20% shall be discouraged.
Protection of Historic Features	The protection and preservation of significant historic and heritage sites, buildings and archeological sites shall be of utmost importance.
Signage	A sign package will be required for all developments. Permitted signs shall be 1 ground mounted sign at shared access points between parcels. Sign not to exceed 3 ft. by 6 ft. Also permitted 1 attached building sign 18 inches by 24 inches. Sign illumination not permitted.
Site Design	Emphasize pedestrian circulation, landscaping open space, innovative parking solutions, common amenities, and significant landscape buffering between adjacent residential uses.
Structure Setback	30 feet front yard setback in addition to that established by the underlying zoning district.

c.) Specific design requirements for One-Half Acre and One Acre Residential Districts are set forth in Table 2 below:

Building Design	Rear and side facades shall be designed with similar detailing and be compatible with the principal facades of the building.
Building Height	As required by the underlying zoning district. Height is measured from the average finished ground elevation at the perimeter of the structure.
Internal Roadway System	As development occurs in the area, an internal roadway system, complete with buffers, landscaping, pedestrian circulation, and cross access shall be required as directed.
Landscape Buffering	As required by the underlying zoning district.
Maintenance of Wild Horse Creek Road Character	In an effort to maintain the scenic character of Wild Horse Creek Road, all development must be set back from the road and screened from view.
Open Space Areas	Retain 40% open space. This includes shared public plazas, courtyards, landscaping, public art and similar amenities that are visible from the street.
Pavement and Right-of-Way Widths	Correspond to Street Matrix or as directed by the Department.
Pedestrian Circulation	To achieve pedestrian circulation, all development shall address trails and sidewalks.
Preservation of Natural Features	The importance of natural features must be recognized in the Wild Horse Creek Road Sub area. Future development shall minimize any impact to the bluff, existing tree coverage, and waterways.
Preservation of Slopes	Development on slopes in excess of 20% shall be discouraged.
Protection of Historic Features	The protection and preservation of significant historic and heritage sites, buildings and archeological sites shall be of utmost importance.
Structure Setback	As required by the underlying zoning district.

- d.) Modification of Specific Design Requirements. The requirements in Tables 1 and 2 above may be modified where good cause may be demonstrated to the Planning Commission. Said modification will be granted for good architecture and urban planning. Said modifications will require two-thirds (2/3) vote of the Planning Commission. All votes for modification shall be separate and shall be prior to the Planning Commission vote of recommendation to the City Council on the said project.
 5. The procedure for zoning to the "WH" Overlay District and site development plan approval is established in Article 02 of this UDC.
- D. "RBU" Residential Business Use Procedure.
1. Purpose. The purpose of this Section is to provide an alternative use limited to one or more service and limited commercial activities within existing single-family residential structures with driveways entering onto existing state highways of four (4) or more lanes, at the time of application, which, due to certain site characteristics relative to adjacent roadways, lot size and the character of surrounding adjacent uses, may no longer be appropriate as residential dwellings.
 2. It is the intent of this procedure to protect and maintain the residential character of the City of Chesterfield and the adjacent neighborhoods by ensuring compatibility with the Comprehensive Plan, through site design, site plan review, and the regulation of activity upon the designated sites, so as to maintain the general welfare of the City and the public health and safety, as it relates to traffic, fire hazards and traffic congestion, so as the uses of the property will not adversely affect the character of the neighborhood or the general welfare of the City.
 3. Scope of Provisions. This Section contains the regulations of the "RBU" Procedure. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the UDC. Additional conditions may be established in the district ordinance authorizing the establishment of a "RBU".
 4. Applicable Zoning Districts and Roadway Designation. The "RBU" procedure may only be authorized in "R-1", "R-1A", "R-2", "R-3", "R-4" and any of the Estate Districts, and shall only be permitted for existing single-family residential structures with driveways entering onto existing State Highways of four (4) or more lanes, at the time of application.
 5. Minimum Standards of Design. In addition to the development standards and district requirements required for the site in accordance with the underlying zoning district, the following performance standards are applicable to the "RBU" Procedure:

- a.) Uses. Permitted and Conditional Uses for the "RBU" are found in Section 03-08 of this Article. In addition:
 - (1) The residential business use is only transferable if the subsequent use is the same.
 - (2) Property established as a commercial service procedure or residential business procedure that changes the use must adhere to the guidelines of the residential business use procedure.
 - (3) Hours of operation for a residential business use area shall be approved by the City of Chesterfield Planning Commission.
 - (4) The residential business use shall only be issued for an existing structure originally constructed for occupancy as a single-family dwelling. Said structure shall have been constructed not less than one (1) year prior to the application for the residential business use procedure.
 - (5) No addition shall be permitted to any structure for which a residential business use is issued that will increase the area of office or commercial use.
- b.) Lot Area. An "RBU" shall be permitted on stand-alone lots, not part of a platted subdivision having a minimum lot size of two (2) acres. A minimum frontage of 75 feet on and direct access to an existing State Highway of four (4) or more lanes is required.
- c.) Site Coverage. Buildings, driveways, parking and surface areas combined, shall not exceed 50% of the existing lot.
- d.) Parking.
 - (1) Maximum of six (6) parking spaces, including any spaces in a garage or covered structure area. Only two (2) of these spaces may be in front of the front building line. Required parking shall be determined by Article 04-09 of this UDC.
 - (2) If the maximum amount of parking spaces permitted by this "RBU" area does not meet the minimum parking requirements of Article 04-09 for the proposed use, then the proposed use will be deemed to exceed the service and limited commercial activity requirement of the residential business use area and will not be eligible for this procedure.

- (3) Residential business use vehicles parked overnight shall be parked in the rear of the building.
 - (4) Parking setback shall be a minimum of ten (10) feet from the side and rear property lines. Setbacks shall contain screening to consist of fencing, landscaping or topographic features as approved by Planning Commission.
- e.) Landscape Buffers.
- (1) Property adjacent to a single-family property (for side and rear yard) shall maintain a minimum landscape buffer strip of 20 feet in width. Up to ten (10) feet may be satisfied by landscaping on the abutting property if provided.
 - (2) Property adjacent to single-family property may request to waive this requirement when joint access is utilized.
 - (3) Property adjacent to a single-family property (for front yard) and property adjacent to non-residential property shall have landscape buffers as approved by Planning Commission on the site development plan.
- f.) Signage.
- (1) Shall be permitted one (1) business identification sign not to exceed 18 inches by 24 inches in sign face area and shall be located either on the freestanding mailbox or on the structure.
 - (2) Signage shall not exceed a total height of six (6) feet.
 - (3) Lighting coverage shall not exceed the size of the signage and the sign shall not be illuminated from the rear of the sign.
6. Remodeling of Existing Structures.
- a.) Internal alterations will be permitted to accommodate the specified use. The residential business use procedure may apply to accessory buildings on the same property as the existing residential structure; however, only one (1) residential business use may be permitted on each site. The use shall also occupy no more than one (1) structure.
 - b.) Exterior remodeling. Exterior remodeling for appearance purposes only may be made. The appearance of the structure shall be compatible with the surrounding residential area. External remodeling and/or building additions to improve the appearance

of the building, as well as architectural elevations, shall be reviewed and approved by the Planning Commission.

7. The procedure for zoning to the "RBU" Procedure and site development plan approval is established in Article 02 of this UDC.

E. "LPA" Landmark and Preservation Area.

1. Purpose. The purpose of this Section is to promote the general welfare, heritage, education, and economic benefit of the City of Chesterfield, through the preservation, protection, and regulation of buildings, sites, structures, monuments, neighborhoods and districts of historic, architectural, social, cultural or archeological significance. The intent of this Section is to encourage the rehabilitation, restoration, and adaptation of these historic elements for current use.
2. Applicability. A single parcel or geographic area with at least one (1) of the criteria listed below may be designated as a "LPA" in any zoning district:
 - a.) It has significant character, interest or value as part of the development, heritage or cultural characteristics of the City of Chesterfield, State of Missouri, or the United States.
 - b.) It is where a significant historic event took place.
 - c.) It contains architecture, landscaping, site planning, or sculpture done by a designer whose individual work has significantly influenced the development of the St. Louis region, State of Missouri, or the United States.
 - d.) It contains elements of design, detail, materials, or craftsmanship which represent a particular architectural style or significant innovation.
 - e.) It is uniquely located, has singular physical characteristics, or represents an established and familiar visual feature of a neighborhood or within the City of Chesterfield.
3. Minimum Standards of Design. In addition to the development standards and district requirements required for the site in accordance with the underlying zoning district, the following performance standards are applicable to the "LPA" Procedure:
 - a.) Incentives.
 - (1) In an effort to enhance and protect places and areas which represent important elements of the City's historical, cultural, and archeological history; the City of Chesterfield

may approve incentives, in the form of variances, in the following areas:

- (a) Parking requirements
 - (b) Yard setbacks
 - (c) Permitted uses
 - (d) Landscaping
 - (e) Lot size
 - (f) Building height restrictions
 - (g) Green space/open space
 - (h) Tree preservation
 - (i) Subdivision of developable property
- (2) A request for one (1) or more of the incentives shall be made in writing by the petitioner. Said request shall demonstrate the need for any listed incentive and how the incentive will encourage, promote, enhance, preserve, and protect the historic significance of the site.
 - (3) Requests can be made for more than one (1) incentive per site.
 - (4) All requests for incentives shall be reviewed and approved by the City of Chesterfield City Council with recommendations from the City of Chesterfield Planning Commission and the Chesterfield Historic and Landmark Preservation Committee (CHLPC).
 - (5) All previously approved incentives shall expire upon a change in use and shall require re-application for review and approval by the Planning Commission and City Council.
- b.) Uses. Permitted uses shall be those permitted or conditional uses in the zoning district that the property is located. Requests for permitted or conditional uses shall be reviewed and approved by the Planning Commission and City Council.
- (1) Uses requiring an Adult Entertainment Area permit shall not be permitted.

4. The procedure for zoning to the "LPA" Procedure and site development plan approval is established in Article 02 of this UDC.
- F. "H" Chesterfield Historic Designation.
1. Purpose. The "H" Chesterfield Historic Designation is intended to promote, preserve and educate the general public about Chesterfield's rich history by recognizing certain historic properties, structures or sites as having historical significance and placing them on the Chesterfield Historic Register. The CHLPC shall undertake the following actions with the City of Chesterfield to identify properties and sites for zoning to the "H" Designation.
 2. Scope of Provisions. This Section contains the regulations of the "H" Designation. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the UDC. Additional conditions may be established in the district ordinance authorizing the establishment of a "H" Designation.
 3. Minimum Standards of Design. In addition to the development standards and district requirements required for the site in accordance with the zoning district for that site, the following performance standards are applicable to the "H" Designation:
 - a.) Survey and Research.
 - (1) The CHLPC shall undertake an ongoing survey and research effort in the City of Chesterfield to identify neighborhoods, areas, sites, structures, and objects that have historic, cultural, archaeological, architectural or aesthetic importance, interest or value.
 - (2) Before the CHLPC shall on its own initiative nominate any landmark or property for historic designation, it shall develop a plan and schedule for conducting a comprehensive survey of the City of Chesterfield to identify significant resources. As part of the survey, the CHLPC shall review and evaluate any prior surveys and studies by any unit of government or private organization and compile appropriate descriptions, facts and photographs.
 - (3) The CHLPC shall systematically identify potential "H" Designation and adopt procedures to nominate them based upon the following criteria:
 - (a) The proposed "H" Designation in one identifiable neighborhood or distinct geographical area of the City of Chesterfield;

- (b) The potential "H" Designation associated with a particular person, event or historical period;
 - (c) The potential "H" Designation of a particular architectural style or school, or of a particular architect, engineer, builder, designer or craftsman;
 - (d) The potential "H" Designation containing historic and prehistoric archaeological resources with the potential to contribute to the understanding of historic and prehistoric cultures;
 - (e) Such other criteria as may be adopted by the CHLPC to assure systematic survey and nomination of all potential "H" Designation within the City of Chesterfield.
- b.) Nominations shall be made to the CHLPC on a form prepared by it and may only be submitted by the owner of record of the nominated property or structure, by a member of the CHLPC, or by elected members of the City Council. Nominations shall be submitted to the City Clerk, who will within seven (7) days of receipt mail a notification of intent to nominate to the owner of record of the nominated property. Forms and criteria for nomination will be available at the Office of the City Clerk.
- c.) Criteria for Consideration of Nomination. The CHLPC shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, site, area or district meets one or more of the following criteria:
- (1) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state or country;
 - (2) Its overall setting and harmony as a collection of buildings, structures, or objects where the overall collection forms a unit;
 - (3) Its potential to be returned to an accurate historic appearance regardless of alterations or insensitive treatment that can be demonstrated to be reversible;
 - (4) Its location as a site of significant local, county, state, or national event;
 - (5) Its identification with a person or persons who significantly contributed to the development of the community, county, state or country;

- (6) Its embodiment of distinguishing characteristics of an architectural type valuable for the study of a period, type, method of construction, or use of indigenous materials;
- (7) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state or country;
- (8) Its embodiment of design, detailing, materials, or craftsmanship that renders it architecturally significant;
- (9) Its embodiment of design elements that makes it structurally or architecturally innovative;
- (10) Its unique location or singular physical characteristic that makes it an established or familiar visual feature of the neighborhood, community or city;
- (11) Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance;
- (12) Its suitability for preservation or restoration; and
- (13) Its potential to yield information important to history and prehistory;

Any structure, property, or area that meets one or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration.

- d.) In the case of a nominated "H" Designation found to meet the criteria for designation, the following items must be provided:
 - (1) The types of significant exterior architectural features of the structures within the nominated Historic Designation that should be protected;
 - (2) The types of alterations and demolitions that should be reviewed for appropriateness as described in this policy;
 - (3) The type and significance of historic and prehistoric archaeological sites within the nominated "H" Designation;

- (4) Proposals for design guidelines of CHLPC's review of Certificates of Appropriateness within the nominated "H" Designation;
 - (5) The relationship of the "H" Designation to the ongoing effort of the CHLPC to identify and nominate all potential cultural resources that meet the criteria for designation;
 - (6) Recommendations as to appropriate permitted uses, special uses, height and area regulations, minimum dwelling size, floor area, sign regulations, lot size, and parking regulations necessary or appropriate to the preservation of the nominated Landmark or Historic Designation, including recommendations for buffer zones to protect and preserve visual integrity; and
 - (7) A map showing the location of the nominated "H" Designation.
- e.) Applications for Certificates of Appropriateness. An Application for a Certificate of Appropriateness must be made prior to applying for a demolition permit or a building permit affecting the exterior architectural appearance of any Landmark or any structure within a "H" Designation including but not limited to the following:
- (1) Any construction, alteration, or removal requiring a building permit from the City of Chesterfield;
 - (2) Any demolition in whole or in part requiring a demolition permit from the City of Chesterfield;
 - (3) Any construction, alteration, demolition or removal affecting a significant exterior architectural feature or appearance as specified in the ordinance designating the "H" Designation;
 - (4) Any construction, alteration or removal involving earth-disturbing activities that might affect archaeological resources; and
 - (5) Any actions to correct a violation of a minimum maintenance standard.
 - (6) Applications for a Certificate of Appropriateness shall include accompanying plans and specifications affecting the exterior architectural appearance of a designated Landmark or a property within a designated Historic Designation; and applications for demolition permits shall

include plans and specifications for the contemplated use of the property.

(7) The Department shall forward applications for building and demolition permits to the CHLPC within seven (7) days following the receipt of the application. A building or demolition permit shall not be issued until the CHLPC has issued a Certificate of Appropriateness. Any applicant may request a meeting with the CHLPC before the application is reviewed by the CHLPC or during the review of the application.

(8) Application for review of construction, alteration, demolition, or removal not requiring a building permit for which a Certificate of Appropriateness is required shall be made on a form prepared by the CHLPC and available at the Office of the City Clerk. The CHLPC shall consider the completed application at its next regular meeting.

f.) Uses. Permitted and conditional uses for any property or structure shall be those uses allowed in the zoning district for said property.

(1) Uses requiring an Adult Entertainment Area permit shall not be permitted.

4. The procedure for zoning to the "H" Designation and site development plan approval is established in Article 02 of this UDC.

G. "AEA" Adult Entertainment Area Procedure.

1. Purpose. The purpose of this Section is to provide for regulation of adult entertainment establishments and businesses in order to insure that their secondary uses will not contribute to the blighting of surrounding areas and to insure stability of said areas.

2. Scope of Provisions. Adult Entertainment uses and establishments may only be established in a "PC" or "PI" District with approval of an "AEA" Adult Entertainment Area. See Article 02-04 of this UDC for information pertaining to the development review process.

3. The regulations herein have three (3) major intentions:

a.) To provide for the confinement of adult entertainment establishments and businesses to those areas in the City in which the special impacts mentioned are judged to be least disruptive to the use and enjoyment of adjacent properties.

- b.) To require that adult entertainment establishments and businesses shall not be permitted to locate in such concentration that their operation may establish the dominant character for the areas where they are located.
 - c.) To protect and balance lawful rights of expression with other lawful rights to the enjoyment and use of properties.
4. In addition to all other requirements applicable to the "PC" and "PI" districts, the following requirements apply to any use in an Adult Entertainment Area:
- a.) Permitted uses shall be established in the permit for the Adult Entertainment Area and are found in Section 03-08 of this Article.
 - b.) Performance standards and other development requirements may be made more restrictive with the ordinance which establishes the "AEA" Procedure.
 - c.) No adult use or adult establishment shall be permitted within 1,200 feet of a school, religious institution, residential use, child care use, park or municipal boundary.
 - d.) No expansion or location of an adult use or adult establishment shall be permitted within 1,000 feet of any other adult use or adult establishment which serves alcohol.
 - e.) Setbacks (for structures and parking areas).
 - (1) Front yard: 30 feet from the right-of-way
 - (2) Side yard: 6 feet from any property line
 - (3) Rear yard: 10 feet from any property line
 - f.) No minimum lot area shall be required for this district. However, the property on which such use is located shall have a minimum of 100 feet of frontage on a public right-of-way.
 - g.) Sign regulations. The facility in which such a use is located shall be limited to one (1) wall-mounted sign in accordance with Article 04; said sign shall not flash, blink or move by mechanical means and shall not extend above the roof line of the building. Said sign shall not exceed eight (8) feet in height from ground level. Further, no merchandise, symbol, or pictures of products or entertainment on the premises shall be displayed in window areas or on any sign or any area where such merchandise or pictures can be viewed from the exterior of the building. No flashing lights and/or lighting which leaves the impression of motion or

movement shall be permitted. No temporary signs shall be allowed.

h.) The facility in which the use is located shall be designed in such a fashion that all openings, entries and windows prevent view into such facilities from any pedestrian, sidewalk, walkway, street or other public area. No adult entertainment activity shall take place partially or totally outside the adult entertainment establishment.

i.) Adult use and adult use establishments shall adhere to all sign regulations as described in Article 04 of this UDC. Said uses and establishments shall be permitted one (1) attached wall sign, no more than eight (8) feet in height from ground elevation. Roof top signs, window signs, temporary signs, symbols, and displays are prohibited.

5. The procedure for zoning to the "AEA" Procedure and site development plan approval is established in Article 02 of this UDC.

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	P				
Multi-family							P	P	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	P	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

Sec. 03-07. USE TABLE FOR NON-RESIDENTIAL DISTRICTS

Use Table for Non-Residential Districts

Uses:

P- Permitted

C-Conditional

* means the use is allowed with conditions. See Section 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					
RESIDENTIAL							
Dwelling, employee	C		P		P		
Dwelling, single-family detached							
Dwellings, multi-family							
Home Occupation		P					
Group residential facility							P
USE GROUP	ZONING DISTRICTS						
	PS	AG	PC	NB	PI	LI	MU

Article 03: Zoning Districts and Uses

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 water-borne 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			
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

USE GROUP	ZONING DISTRICTS						
	PS	AG	PC	NB	PI	LI	MU
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-thru			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			
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		

USE GROUP	ZONING DISTRICTS						
	PS	AG	PC	NB	PI	LI	MU
Commercial service facility			P	P	P	P	
Day care center			P	P	P		P
Drug store and pharmacy			P	P			
Drug store and pharmacy, with drive-thru			P				
Dry cleaning establishment			P	P	P		
Dry cleaning establishment, with drive-thru			P		P		
Dry cleaning plant					P		
Extraction & processing of raw materials from the earth and processing thereof					P		
Filling station and convenience store with pump stations			P		P		
Film drop-off and pick up stations			P		P		
Film processing plant			P		P		
Financial Institution, no drive-thru			P	P	P		
Financial Institution, drive-thru			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		
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	

USE GROUP	ZONING DISTRICTS						
	PS	AG	PC	NB	PI	LI	MU
Research laboratory & 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				
Theatre, indoor			P				
Theatre, 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		
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 theatre			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 ft. 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						
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	

Sec. 03-08. USE TABLE FOR OVERLAYS AND SPECIAL PROCEDURES

Use Table for Overlays and Special Procedures

Uses: P-Permitted C-Conditional

The "WH" Overlay is divided into 2 categories: N-Neighborhood Office and E-Estate Residential. Uses allowed are listed below per category within the "WH"

* means the use is allowed with conditions. See the district regulations the underlying district in this Article for additional regulations

USE GROUP	Overlay District or Special Procedure				
	FP	MAA	PUD	RBU	WH
<i>CIVIC</i>					
Church and other places of worship					P (N,E)
Community center					C (N,E)
Library					C (E)
Open air performance and educational facility		P*			
Parks	P				P (N,E)
Public safety facility					P (N,E)
Railroad switching yard and tracks and associated structures	C				
Retreat center					C (E)
Wildlife reservations and forests including conservation projects					P (N,E)
Wildlife habitats and fish hatcheries	P				
<i>RESIDENTIAL</i>					
Dwelling, single-family attached					P (E)
Dwelling, single-family detached					P (E)
Dormitories					C (E)
Group residential facility					C (E)
Yard areas for single-family lots	P*				
<i>PUBLIC/RECREATIONAL</i>					
Airport	C				
Art gallery		P			
Athletic fields	C				
Boat dock for other than commercial or industrial use	P				
Cemetery					C*

USE GROUP	Overlay District or Special Procedure				
	FP	MAA	PUD	RBU	WH
Club					C*
Farming	P				
Golf courses	P				
Hunting, fishing, and propagation of wildlife	P				
Mortuary					C (N,E)
Museum		P			
Recreation facility	C				
Riding stable					C (N,E)
Shooting range, outdoor	P				
Swimming pools-outdoor	P				
Swimming pools-indoor	P				
Theatre		P			
Theatre, drive-in	C				
OFFICE					
Office-dental				P*	P (N)
Office-general		P		P	P (N)
Office-medical				P*	P (N)
COMMERCIAL/SALES					
Newspaper stand			P*		
Restaurant, sit-down			P*		
Retail sales establishment, neighborhood			P*	P*	
Commercial sales facility				P*	
SERVICE/INDUSTRIAL					
Barber or beauty shop			P*		
Day care center			P*		C (N,E)
Drug store and pharmacy			P*		
Extraction & processing of raw materials from the earth and processing thereof	C				
Hospice					C (E)
Hospital					C (E)
Kennel, boarding					C (N,E)
Kennel, private					C (N,E)
Laundromat			P*		
Nursing home					C (E)
Open storage	C				
Tow yard	C				
USE GROUP	Overlay District or Special Procedure				

	FP	MAA	PUD	RBU	WH
EDUCATIONAL					
College/university					P (N,E)
Educational facility		P			P (N,E)
Kindergarten or nursery school					P (N,E)
Specialized private school					C (N,E)
UTILITIES					
Public utility facilities	P*				P (N,E)
Public facilities over 60 ft. in height					C (N,E)
Radio, television, and communication transmitting, receiving, or relay towers and facilities					C (N,E)
Sewage treatment facilities, other than facilities permitted as an accessory use	C				C (N,E)