

ARTICLE 04. DEVELOPMENT REQUIREMENTS AND DESIGN STANDARDS

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Sec. 04-01. ARCHITECTURAL REVIEW DESIGN STANDARDS

A. Applicability and Compliance.

1. Applicability. The City of Chesterfield Architectural Review Design Standards shall apply to all vacant or undeveloped land and all property to be redeveloped including additions and alterations. Applications for Site Plan, Site Development Plan and Site Development Section Plan shall be reviewed by the Architectural Review Board (ARB) unless otherwise specified in any Planned District Ordinance or Special Procedure Approval. The ARB will provide recommendations to the City on projects they have reviewed. Projects which are exempt from being reviewed by the ARB are reviewed by Staff to meet the Design Standards.
2. Unless otherwise required by the City of Chesterfield to be reviewed by the ARB, new single family residential subdivisions shall be reviewed by the Department of Public Services (the Department) during site plan, site development plan or site development section plan review.
3. Exemptions.
 - a.) Single residential lots are exempt from the provisions of these ARB Design Standards, provided no construction, addition or alteration of a non-residential building is proposed.
 - b.) Residential additions and tear downs are reviewed under Article 02-16 of this UDC.
 - c.) Non-residential additions and architectural amendments that meet all of the following criteria may be considered for administrative approval by the Planning and Development Services Director. Said approval shall be at the discretion of the Planning and Development Services Director if:
 - (1) The proposed addition is less than 5,000 sq. ft.; or
 - (2) The proposed addition does not impact the site such that the approved plan for the site must be reviewed by utility and fire protection agencies;
 - (3) The proposed addition or amendment does not significantly impact architectural elements previously approved by the Planning Commission or the ARB.
4. Compliance. Upon recommendation from the ARB and final review by Staff, projects will be forwarded to the Planning Commission for review and consideration.
5. Alternative Compliance. The Design Standards may be modified if it may be demonstrated said amendment is necessary to provide creative or imaginative design that exceeds the minimum performance standard requirements. Said amendment shall require two-thirds (2/3) vote of the

Planning Commission. Use of sustainability features in regards to items such as, but not limited to, building mass, building orientation, building materials, and energy source and usage, shall be considered when determining if a modification is warranted. Notwithstanding, the recommendation of the Planning Commission, the Council may modify the standards contained in this Section by a majority vote.

B. Submittal Requirements and Procedures.

1. Submittal Requirements. When an application is required to be reviewed by the ARB, the following shall be submitted for review:
 - a.) Color site plan with contours, site location map, and identification of adjacent uses.
 - b.) Color elevations for all building faces.
 - c.) Color rendering or model reflecting proposed topography.
 - d.) Photos reflecting all views of adjacent uses and sites.
 - e.) Details of screening and retaining walls.
 - f.) Section plans highlighting any building off-sets.
 - g.) Architect's Statement of Design which clearly identifies how each section in the design standards has been addressed and the intent of the project.
 - h.) Landscape Plan.
 - i.) Lighting cut sheets for any proposed building lighting fixtures.
 - j.) Large exterior material samples.
 - k.) Any other exhibits which would aid understanding of the design proposal as required by the City of Chesterfield.
 - l.) Electronic files of each document required shall also be submitted in a format as specified by the City.
2. Alternative Compliance to Submittal Requirements. In some cases, atypical projects may benefit by the use of alternate submittals; including additional items or less than those items as provided above. The Planning and Development Services Director shall review and approve the use of alternate submittals prior to submission for review by the ARB.
3. Procedures.
 - a.) All applicable development as provided in Section 04-01.A. of this Article shall submit the appropriate materials for review by the City of Chesterfield.

- b.) When required, these submittal materials shall be reviewed by the ARB and/or the Planning Commission.
- c.) Any amendments or proposed modifications to previously approved architectural elevations shall be reviewed for compliance to the standards set forth in this Section by the Planning & Development Services Director. However, when the Planning & Development Services Director deems the requested amendment or modification to be a major change, they may require that the request be reviewed by the ARB for the purpose of obtaining a recommendation.
- d.) When a Planned District Ordinance or Special Procedure Approval requires that all architecture be reviewed by the ARB and/or the Planning Commission, all amendments and proposed modifications shall also be reviewed by said Board and/or Commission.

C. General Requirements for Site Design.

All projects should address the following requirements as directed by the City of Chesterfield:

1. Site Relationships. Developments should emphasize site relationships to provide a seamless transition between phases of a project, which are compatible with neighboring developments, and which also provide a transition from the street to the building.

Desirable Practices	Undesirable Practices
Provide safe pedestrian movement between elements.	Site design that impairs or interferes with other properties or developments.
Provide public plazas, courtyards, assembly areas etc.	Excessive noise, lighting, glare.
Incorporate scenic views, fountains, public art etc. within outdoor spaces.	Delivery zones, trash enclosures, storage areas, transformers and generators that are not screened and are visible by the public.
Consider climate, solar angles, and outdoor activities when designing elements within outdoor spaces.	Above ground public utilities.

2. Circulation System and Access. Circulation systems shall be designed to avoid conflicts between vehicular, bicycle, and pedestrian traffic to and from buildings on the site. Circulation patterns shall be safe, obvious, and simple as described in the standards below.

Bicycle Circulation	<ul style="list-style-type: none"> • Provide bicycle parking in highly visible locations. • Provide racks with a locking opportunity.
Pedestrian Circulation	<ul style="list-style-type: none"> • Give precedence to pedestrian circulation over vehicular circulation. • Provide pedestrian access from large parking areas. • Design open and attractive circulation systems between buildings, blocks, and adjacent developments. • Utilize materials, textures and/or colors to improve safety and visibility at points of conflict with vehicular routes. • Surface routes with durable materials in order to eliminate "short cuts" which damage landscape areas.
Vehicular Circulation	<ul style="list-style-type: none"> • Provide accommodations for public transportation as directed by the City of Chesterfield and transportation agencies.
Parking	<ul style="list-style-type: none"> • Encourage rear and side parking areas. Front parking may be considered if appropriate landscaping and setbacks are incorporated into the parking design. • Provide landscaped separation of parking areas and buildings and create a landscaped foreground for buildings.
Pedestrian Orientation	<ul style="list-style-type: none"> • Establish areas with visual interest such as outdoor dining areas or outdoor seating areas which face the street and pedestrian ways. • Provide open spaces, such as covered walkways, courtyards and plazas. • Provide connections to public transportation, bus stops, future light rail stations and commuter lots.

3. Topography.

- a.) Utilize topography for screening, buffering, and transition between uses and developments.
- b.) Retain the natural slope and topography while minimizing changes to the existing topography. Avoid abrupt or unnatural appearing grading design.
- c.) Round proposed cut and fill slopes, both horizontally and vertically.

4. Retaining Walls.

- a.) Minimize the height and length of retaining walls. Screen with appropriate landscaping, where appropriate.
- b.) Incorporate design elements of other architectural or natural features of the project.

- c.) Use terracing as an alternative to tall or prominent retaining walls, particularly in highly visible areas on hillsides.
- d.) Use stone, masonry or textured concrete walls or other similar materials.
- e.) Use of timber tie walls is not permitted.

D. General Requirements for Building Design.

These requirements shall apply to all structures.

1. Scale.

Building Scale	<ul style="list-style-type: none"> • Demonstrate through elevations and renderings that the size, proportion, design and orientation of buildings are compatible with the adjacent or predominant development in the area. • Provide transitions between buildings and uses to visually reduce differences in scale and proportion.
Human Scale	<ul style="list-style-type: none"> • Design to achieve a sense of human scale through the use of wall insets, balconies, window projections or other architectural elements.
Generic Scale	<ul style="list-style-type: none"> • Respect and/or improve the rhythm established by adjacent or predominant buildings and development. • Coordinate the actual and apparent height of adjacent structures. Adjust apparent height by placing window lines, belt courses and other horizontal elements in a pattern that complements the same elements on neighboring buildings.

2. Design.

- a.) Design and coordinate all façades with regard to color, types and numbers of materials, architectural form and detailing.
- b.) Avoid linear repetitive streetscapes.
- c.) Avoid stylized, "corporate" and/or franchise designs that use the building as advertising.
- d.) Provide architectural details particularly on façades at street level.
- e.) Encourage art elements such as wall sculptures, murals, and artisan created details etc. throughout a project.
- f.) Encourage designs that enhance energy efficiency.
- g.) Encourage the use of environmentally conscious building techniques and materials.

- h.) Provide entry recesses, plazas, roof overhangs, wall fins, projecting canopies or other similar features indicating the building's entry points while providing protection.
- i.) Paint and trim temporary barriers/walls to complement the permanent construction excluding tree protection fencing.
- j.) Screen rooftop equipment on all visible sides with materials that are an integral part of the architecture. Parapet walls or screen walls shall be treated as an integral part of the architecture and shall not visually weaken the design of the structure.

3. Materials and Colors.

Desirable Practices	Undesirable Practices
Use compatible colors, materials and detailing on a building. Colors, materials and detailing should also be compatible with adjacent buildings and properties. Encourage the use of integral color where practical.	False or decorative façade treatments, inconsistent adornment and overly frequent material changes should be avoided.
Utilize durable materials.	Highly reflective materials and prefabricated buildings are discouraged.
Utilize contrasting paving surfaces for pedestrian access in large paved areas.	

4. Landscape Design and Screening.

Development Landscaping	<ul style="list-style-type: none"> • Use a consistent theme throughout each development. Variations may be used to create distinction between spaces but such themes shall be internally consistent. • Use landscape design to accentuate significant views. • Incorporate or include landscaped areas throughout the site design. Tree and shrub plantings should be grouped together to create strong accent points. • Incorporate existing landscape elements into design. Mature trees, tree groupings and rock outcroppings shall be considered as design determinants. • Provide for screening of unfavorable views either to or from the subject site.
Building Landscaping	<ul style="list-style-type: none"> • Incorporate landscaping into building design. • Incorporate landscaped setbacks to buffer adjacent buildings and uses and to create separation between the building and the street. • Include works of art in landscape plans.
Parking Area Landscaping	<ul style="list-style-type: none"> • Protect landscape materials from pedestrian or motor traffic with curbs, tree guards, or other devices. • Enhance paved access, parking, and circulation spaces with berms, islands or other landscaped spaces. Provide trees and tree groupings. • Screen parking structures with dense landscaping on all sides.
Walls and Fences	<ul style="list-style-type: none"> • Design sound walls, masonry walls, and fences to minimize visual monotony through changes in plane, height, material or material texture. • Present fencing design and materials in the Architect's Letter of Intent submitted for review. Chain link fencing is discouraged; additionally, chain link fencing with wood or any type of inserts or lining is not considered suitable.
Screening	<ul style="list-style-type: none"> • Use screening materials for exterior trash and storage areas, service yards, loading docks and ramps, wood service poles, electric and gas meters, irrigation back flow prevention devices, and transformers that are substantial, durable, opaque, and well designed. • Integrate the design of fencing, sound walls, carports, trash enclosures, rooftop screening, and similar site elements into the building design and construct with similar materials.

5. Signage. Signs and sign packages are reviewed through a separate process. All signs shall adhere to the Unified Development Code (UDC) and/or the Sign Package for the site. For existing buildings under review for additions or alterations the following shall apply:
 - a.) Integrate sign locations into the building or development design theme.
 - b.) New sign locations proposed for existing buildings shall be compatible with existing building signage locations. Where no sign package exists, unifying elements such as size, shape, or materials shall be used to create continuity.
6. Lighting. Site Lighting is reviewed through a separate process. All lighting including architectural lighting and building light fixtures shall adhere to the UDC.

Article 04. Development Requirements and Design Standards

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Residential Architecture	See "General Requirements for Building Design" Section 04-01.D. of this Article.	Use architectural elements and materials matching the front façade on the sides and rear of the structure where the front façade is visible from streets external to the subdivision. Avoid long uninterrupted building surfaces and materials or designs that cause glare.	See "General Requirements for Building Design" Section 04-01.D. of this Article.	Design to fit appropriately with the natural landscape. Design infill development to reinforce functional relationships and patterns of development within the existing neighborhood.	Utilize setbacks, screening, building massing or driveway parking locations to provide transitions when adjacent to a different land use or residential density.
Multi-Family Architecture	Provide an on-site pedestrian system with access to common ground areas.	Express architecturally the individual dwelling units within the building. Utilize color, material and plane changes to articulate facades. Avoid monotonous or institutional designs.	See "General Requirements for Building Design" Section 04-01.D. of this Article.	Respect the scale, proportion and character of the adjacent or predominant neighborhood.	Provide functional recreation areas. Provide private outdoor space for each dwelling. Provide visual transitions between the street and the dwelling units.
Commercial and Industrial Architecture	Locate service and loading areas away from public streets and out of the main circulation system and parking areas. Provide access for service vehicles, trash collection and storage areas from alleys when possible. If not possible, utilize the street with the least traffic volume and visual impact.	See "General Requirements for Building Design" Section 04-01.D. of this Article.	Screen utility meters, and surface transformer switching pads.	See "General Requirements for Building Design" Section 04-01.D. of this Article.	Design and locate building equipment and utilities to minimize visibility from public streets, surface parking lots, and neighboring properties.

Article 04. Development Requirements and Design Standards

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Fast Food Restaurants	Create a circulation system that provides adequate space for drive-thru queuing lines. Direct drive-thru queuing lines so as to not conflict with pedestrian circulation or on-site parking.	Adapt franchise or corporate style architecture to complement the style of adjacent developments. Apply color schemes that coordinate with adjacent developments' color schemes. Utilize similar architectural designs and palettes as the commercial development in which the building will be located. Integrate drive-thru elements, outdoor seating areas and play equipment architecturally into the building design.	Utilize perimeter fencing that is attractive and compatible with the building design.	Adapt franchise or corporate style architecture to fit in with the scale and proportion of adjacent development.	Locate drive-thru elements away from the primary street frontage.
Auto Service and Fuel Stations	See "General Requirements for Building Design" Section 04-01.D. of this Article.	Provide a structural or strong design element to anchor corner stores. Create building(s) designs compatible with surrounding developments. Use of prefabricated or pre-designed buildings is discouraged. If used, adapt the design so as to be compatible with adjacent development.	Provide landscaping and/or pathways in an alternate paving material to break up expanses of pavement and/or asphalt. Screen or architecturally incorporate tank vents into the design.	Design prefabricated or pre-designed buildings, if used, so as to have a scale and proportions compatible with adjacent development.	Avoid multiple structures on the site. Situate car wash openings away from the street.
Shopping Center and Office Complex	Create separate circulation routes for truck deliveries and customers. Access for deliveries shall be from the least traveled or impacted street. Avoid when possible, large parking areas adjacent to the street.	Provide consistent design styles, details and palettes throughout the development including outlot buildings. Design outdoor retail sales areas, if allowed, to be complementary and integrated into the overall building design.	Screen or architecturally incorporate outdoor shopping cart storage into the design.	See "General Requirements for Building Design" Section 04-01.D. of this Article.	Provide outdoor gathering areas. Outdoor retail sales space must be shown and approved on the site plan if allowed.

E. Specific Requirements for the Chesterfield Valley.

These requirements for Chesterfield Valley are to be applied to commercial and industrial development in addition to addressing all other applicable design standards in the UDC.

Facades	<ul style="list-style-type: none"> • Utilize architectural elements from the Front Façade on the side and rear of the structure. • Utilize accent lighting and avoid flood lighting for facades of buildings facing I-64/US 40. • Screen trash enclosures and construct with materials consistent to the building.
Storage	<ul style="list-style-type: none"> • Screen outdoor storage of goods, equipment or automobiles for sale or service from I-64/US 40.
Utilities	<ul style="list-style-type: none"> • Install all new and existing site utilities underground.
Parking	<ul style="list-style-type: none"> • Locate parking primarily to the side or rear of any building facade facing I-64/US 40 or along North Outer 40. • Screen loading areas and construct with material consistent to the building.

Sec. 04-02. TREE PRESERVATION AND LANDSCAPE REQUIREMENTS

A. Purpose and Intent.

The purpose of this Section of the City of Chesterfield UDC is to provide a detailed guide for the preservation and planting of trees within the City of Chesterfield. Tree preservation and planting in the City of Chesterfield represents an on-going effort to maintain the character and benefits derived from trees. Whether trees exist as a natural occurrence of native tree species or as planted trees around existing developments, their protection can only be assured when tree protection measures are utilized. By selecting the trees that will be preserved before the final stages of development, tree protection design standards can be created and included prior to the early stages of development of the site. Planting of new trees should be used to supplement a site's existing landscaping, not replace it.

B. Applicability.

Except where expressly exempted, the terms and provisions of this Section of the UDC shall apply to:

1. All vacant and undeveloped land; and
2. All property to be redeveloped including additions and alterations.

C. Exceptions.

1. Single residential lots of less than one (1) acre that have been subdivided for more than two (2) years are exempt from the provisions of this Section of the UDC.
2. Single residential lots of one (1) acre or more are not required to submit a Tree Stand Delineation or Tree Preservation Plan when:
 - a.) Constructing a residential addition or deck less than 1,000 square feet in area; or
 - b.) No Tree Mass, as defined in Article 10 of this UDC, is being disturbed.
3. Plants that create a public nuisance are not protected by the provisions of this Section of the UDC.

D. Overview of Submittal Process.

Development Process	Plan Submittal	Staff Action	Decision Making Authority
Zoning Map Amendment or Special Procedure	Tree Stand Delineation (TSD)	Review/Recommendation	N/A
Site Development Concept Plan	TSD, Tree Preservation Plan (TPP), Conceptual Landscape Plan	Review/Recommendation	Planning Commission
Site Plan/Site Development Plan/Site Development Section Plan	TSD, TPP, Landscape Plan	Review/Recommendation	Planning Commission or Staff
Special Conditions Request	Mitigation Plan	Review	Staff
Municipal Zoning Approval	TSD, TPP (except where specifically exempted)	Review	Staff
Grading Permit/Improvement Plan	The Approved TPP	Review	If modification requested is 10% or less: Staff reviews and may approve in part or whole and mitigation may be required. If modification requested is more than 10%: Planning Commission reviews
Bond Release	N/A	Staff reviews site against approved Landscape Plan and TPP	Staff

E. Protection of Public or Private Trees.

1. It is unlawful for any person to attach any sign, advertisement, notice, fence or any other man-made object to any tree in the public right-of-way, park or any other City property. Exceptions: temporary devices used for normal installation or maintenance of planted trees or as permitted by the City of Chesterfield.
2. It is unlawful for any person to damage, cut down, destroy, top or injure any tree without first obtaining the necessary approval from the City of Chesterfield. If any tree, shrub or plant is damaged, removed, or destroyed without first acquiring approval from the City of Chesterfield, this shall constitute a violation of Section 04-02 of this Article and a fine

shall be assessed based upon the value and number of each tree, shrub or plant which was removed, damaged, or destroyed. Tree values shall be based on procedures in "Guide for Plant Appraisal," latest edition, published by the International Society of Arboriculture. Monies collected from fines will be placed in the Tree Preservation Account in accordance with Section 04-02.M. of this Article.

- a.) Trees may not be removed from any "Common Open Space" or "Greenspace Preservation Area" unless authorized by the City of Chesterfield.
 - b.) This provision shall not apply to any ordinary care and maintenance or removal of hazardous trees or tree parts by a governmental entity or its designee authorized to exercise jurisdiction over the right-of-way, park or other infrastructure, public property, or to provide regular road maintenance.
3. The Planning and Development Services Director has the authority to order the removal of trees or shrubs on private property which may endanger life, health, safety, or property of the public.
- a.) Removal shall be done by owners at their expense within 60 days after the date of notice served.
 - b.) Disposal of trees with communicable diseases shall be performed in a manner which prevents the spread of disease.
 - c.) In the event the owners fail to comply with such provisions, the City shall have the authority to remove such trees and charge the costs of removal as well as any costs for fees to record or release any lien and reasonable administrative costs, as a special assessment represented by a special tax bill against the real property affected, and shall be filed by the City Clerk and deemed a personal debt against the property owner and shall remain a lien on the property until paid.
4. The Public Works Director may authorize the removal of street trees for public or private construction projects.
5. When deemed appropriate due to the nature of the existing vegetation on the site, the City may require the Applicant to provide a landscape or forestry study by an Independent Tree Specialist.
- F. Tree Stand Delineation (TSD).
1. Purpose. The purpose of the TSD is to provide a general accounting of existing vegetation so that a conceptual design of the proposed development can be done.

2. Applicability. A TSD is required for submittal as outlined in Section 04-02.D. of this Article "Overview of Submittal Process".
3. Exceptions. For single-family residential dwellings, which do not meet the criteria in Section 04-02.C. "Exceptions," the property owner may be required to submit a letter stating the acreage, the work proposed and that no tree mass is being disturbed. If there are trees on site, a partial TSD and partial TPP is acceptable.
4. Criteria. The following items are required on a TSD:
 - a.) Detailed description and location of individual trees and groups of trees including specific size and estimated number of trees within a natural area.
 - b.) Identification of existing roads, building footprints, parking lots, stormwater structures and utilities.
 - c.) Signed by a Tree Specialist.
 - d.) For trees larger than five inches (5") DBH, either BAF-10 study or ocular estimate method may be utilized.
 - e.) As directed by the City of Chesterfield, submit a site plan with TSD overlay. An overlay is defined as a transparent sheet containing the proposed TSD line work which will be superimposed over the proposed site plan.
 - f.) The City's Tree Specialist may, at the City's discretion, be asked to verify any information provided on the TSD.

G. Tree Preservation Plan (TPP).

1. Purpose. A TPP is a plan based upon information provided by a tree specialist that delineates areas where trees are to be saved and details measures to be taken to ensure protection and survivability of trees to be saved, prior to and during construction, and also complies with guidelines which are listed in this Section.
2. Applicability. A TPP is required for submittal as outlined in Section 04-02.D. of this Article "Overview of Submittal Process".

In addition and unless otherwise exempted in this Section of the UDC, the TPP provisions of this Section of the UDC shall also apply to all vacant or undeveloped land and all property to be re-developed including additions and alterations with 5,000 square feet or more of wooded area of any site that contains a monarch tree stand.

3. Exceptions. For single-family residential dwellings, which do not meet the criteria in Section 04-02.C. of this Article "Exceptions," the property

owner may be required to submit a letter stating the acreage, the work proposed and that no tree mass is being disturbed. If there are trees on site, a partial TSD and partial TPP is acceptable.

4. Criteria. The following items are required on a TPP:
 - a.) A minimum 30% of any wooded area shall be maintained as protected wooded area without disturbing the roots of trees within the protected wooded area.
 - b.) The Applicant shall save tree groupings within wooded areas to maintain the trees' structural integrity and natural aesthetics.
 - c.) The Applicant shall not include any trees or wooded area in building areas, in areas with proposed or existing utilities, or rights-of-way as "preserved" or "protected" to satisfy the canopy coverage requirements.
 - d.) In order to minimize interference with overhead utility lines, all trees located within existing and proposed easements that are anticipated to include overhead utility lines, shall be removed by the Applicant, so as to limit the potential for damage to utility distribution facilities. Specific trees and landscaping materials may be retained if, as approved by the Planning and Development Services Director, they will not damage or interfere with the delivery of utility service at normal mature height.

5. Plan Requirements. The following is a list of all items and information that must be included in the TPP.
 - a.) Provide detailed description and location of individual and groups of trees to be preserved and the proposed protection measures.
 - b.) Plan must be at the same scale as the site plan or grading plan.
 - c.) Signed and sealed by a Missouri Landscape Architect.
 - d.) Table listing the following:
 - (1) The total site area.
 - (2) The existing tree canopy coverage, excluding the area in easements and rights-of-way with overhead utility lines as described in Section 04-02.G.4 of this Article.
 - (3) The tree canopy coverage proposed for removal.
 - (4) The tree canopy coverage provided for preservation.
 - e.) Existing and proposed contours.

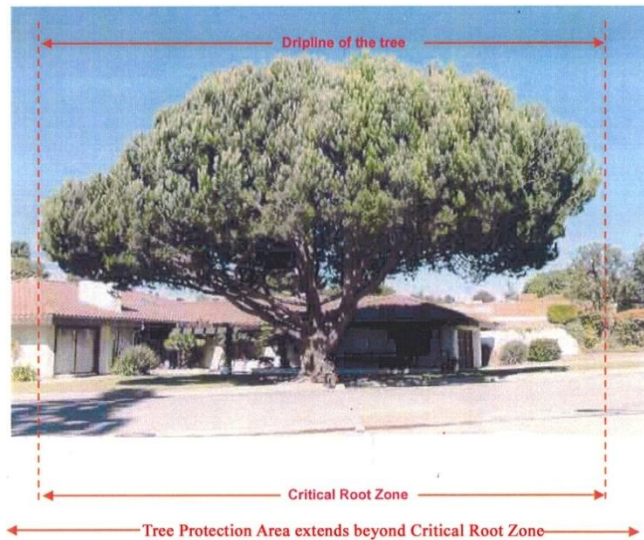
- f.) Location of existing tree canopy.
 - g.) Locations of all improvements with proposed utilities as shown on the site plan, including building areas, easements, or rights-of-way.
 - h.) "Limit of Disturbance" line.
 - i.) General or conceptual locations of all sediment control devices and structures.
 - j.) The location, type, size, and proposed removal or preservation of all monarch trees as shown on the TSD and the critical root zone for those monarch trees within 50 feet of the limit of disturbance.
 - k.) Tree protection notes shall include the following language:
 - (1) Clearing limits shall be rough staked or marked by the Applicant's surveyor in order to facilitate location for trenching and fencing installation.
 - (2) No clearing or grading shall begin in areas where tree treatment, preservation, and protection measures have not yet been completed.
 - (3) Protective devices with details (aeration systems, retaining walls, etc.).
 - (4) Early maintenance schedule (i.e. pruning, injection fertilizing, etc.).
 - (5) Name of tree specialist and company.
- H. Construction Standards for Field Practice.
- 1. Protective fencing shall be installed along the Limit of Disturbance Line to prevent damage to the roots, trunk, and tops of protected trees. This protective fence shall protect the tree and its roots from clearing, grading, soil filling, storage of materials, parking of vehicles, utility installation or other construction activity of any kind.
 - 2. Signs designating required Tree Protection Areas, Common Open Space Areas, or Green Space Preservation Areas, shall be posted along the Limit of Disturbance Line.
 - 3. Root pruning or trenching shall occur when roots, within the critical root zone of a protected tree, would be damaged as a result of nearby excavation or the addition of fill over the root system.
 - 4. Trenches are not permitted inside the drip line of a tree's canopy.

5. Sediment and Erosion Control Structures must be used to keep eroded soil from covering roots of protected trees. Siltation screens, etc., are appropriate.
6. Tunneling may be required when utilities are to run through a tree's critical root zone. Tunneling is required for permitted work within a tree's canopy coverage. Tunneling must adhere to the requirements set forth in Table 1.

TABLE 1: TUNNELING STANDARDS	
Tree Diameter (DBH)	Tunnel Distance from trunk of tree measured in all directions
Less than 6"	3'
6-9"	5'
10-14"	10'
15-19"	12'
Over 19"	15'

- I. Preservation Requirements on Construction Site.
 1. Tree Protective Measures and Protection.
 - a.) No tree shall be removed in a Green Space Preservation Area, Tree Protection Area, or Common Open Space Area without approval from the City of Chesterfield. The location of Green Space Preservation Areas, Tree Protection Areas, or Common Open Space Areas shall be determined during the establishment of the site specific ordinance or as established on the approved TPP.

- b.) The Applicant shall not disturb the Tree Protection Area of any tree to be preserved.



- c.) No healthy living plant material shall be removed, disturbed, or damaged in a Green Space Preservation Area. The location of any Green Space Preservation Area shall be determined during the establishment of the site specific ordinance or during the site plan review process.
- d.) A tree specialist shall be named and employed by the Applicant. Said tree specialist should be available for on-site inspections as directed by the City of Chesterfield.
- e.) During the erection, alteration, or repair of any building structure, street, sidewalk, underground pipe or utility, the contractor shall place guards, fences, or barriers to prevent injury to the trees.
- f.) During construction or during improvement plan review, the City of Chesterfield may determine that certain trees originally marked for preservation may have to be removed due to location of utilities or required improvements. If such determination is made, an amended plan shall be submitted to the Planning and Development Services Director for review and approval.
2. Prior to the issuance of any occupancy permits, should any preserved tree die or be damaged beyond repair as a result of grading or construction damage, the Applicant shall pay a fine to the City equal to the value of the trees that died or are damaged beyond repair as certified and determined by the City's Tree Specialist. Said cost shall include the cost of appraisal incurred by the City of Chesterfield. The City will withhold occupancy permits and/or any other required permits until the fine is paid. Tree values shall be based on procedures in "Guide for Plant

Appraisal," latest edition, published by the International Society of Arboriculture. Monies collected from fines will be placed in the Tree Preservation Account in accordance with Section 04-02.M. of this Article.

3. Should any tree die, or be damaged beyond repair, as a result of grading or construction within a two (2) year period after cessation of grading or completion of the required improvements, whichever is less, the Applicant shall be responsible for replacing the tree. Failure to replace shall constitute default and the City of Chesterfield shall be entitled to proceed against the tree protection surety.
4. Refer to Section 04-02.L. of this Article for Surety and Escrow Procedures.

J. Plant Selections.

1. All trees shall be selected from the City of Chesterfield Tree List provided in this Article.
2. All trees within five (5) feet of existing or proposed rights-of-way or public sidewalks shall be taken from the Street Tree category in the City of Chesterfield Tree List.
3. A variety of trees from the City of Chesterfield Tree List must be utilized so that there is a mix of tree species, growth rate, and tree size.
4. A minimum of 30% of the trees must be of a species with a slow or medium growth rate.
5. For projects in which more than 50 trees will be installed, a variety of tree species within each category of deciduous, evergreen, and ornamental trees must be utilized. Each of the three categories shall provide a minimum of 20% of the total trees to be planted. No more than 20% of the trees selected shall be from the same species. For projects that require only street trees, no one species shall comprise more than 20% of the total trees to be planted.

K. Landscape Proposals.

Landscape plans must be submitted to the Department in conjunction with a proposed development or redevelopment. A Conceptual Landscape Plan must be submitted with the Site Development Concept Plans.

1. Landscape Plan Requirements. The information to be submitted as a part of the landscape plan shall include but not be limited to the following:
 - a.) The landscape plan shall be of the same size and scale as the applicable site plan(s) submitted to the City.
 - b.) The landscape plan shall be produced by a Missouri Landscape Architect, whose name and seal are attached.

- c.) Trees shall be selected from the City of Chesterfield Tree List.
- d.) All proposed deciduous trees and ornamental trees shall be a minimum caliper of two-and-one-half (2.5) inches, and evergreen trees shall be a minimum of six (6) feet in height.
- e.) Tree locations, species, and numbers shall be identified on the scaled drawing. A Conceptual Landscape Plan only indicates the proposed landscaping along arterial and collector roadways.
- f.) Trees shall be selected according to Section 04-02.J. of this Article.
- g.) Elevations and plan views of proposed landscaping shall be provided as requested by the City of Chesterfield.
- h.) The landscape plan shall include a legend identifying the symbols for the various types of trees.
- i.) The landscape plan shall show the location of any easements or utilities.
- j.) Protection measures must be identified around all trees required to be retained.
- k.) The landscape plan shall list the percentage of open space in relation to total area of the site.
- l.) The landscape plan shall include a summary table for all plant materials listing Common and Scientific name and variety, Deciduous, Evergreen or Ornamental, Quantity, Maturity, Height and Caliper.
- m.) Plant selection shall comply with all other applicable Sections of the UDC.

2. Landscape Buffers, Setbacks, Berms or Walls.

- a.) Landscape buffers are required per the criteria set forth in Table 2 below. Landscape buffers shall contain a combination of deciduous trees, evergreen trees, ornamental trees and shrubs and should enhance and preserve native vegetation.

TABLE 2: Landscape Buffer Requirements

Type of Subdivision	Landscape Buffer Required
When a Residential Development Abuts a Residential Development	Minimum 20 foot wide buffer strip, 10 feet of which may be satisfied by installing landscaping on the abutting property with property owner consent.
When a Residential Development Abuts a Non-Residential Development	Minimum 30 foot wide buffer strip, 10 feet of which may be satisfied by installing landscaping on the abutting property with property owner consent.
When a Non-Residential Development Abuts a Residential Development	Minimum 30 foot wide buffer strip, 10 feet of which may be satisfied by installing landscaping on the abutting property with property owner consent.
When a Residential Subdivision Abuts a non-subdivision street	Minimum of 30 foot wide buffer strip.
For all property zoned as an "E" District	Minimum of 30 foot wide buffer strip. The buffer strip shall not be counted towards minimum lot size.
Development along collector or arterial roadway	Minimum of 30 foot wide buffer strip.

* For the purpose of this Article, if the abutting property is zoned "NU" Non-Urban, the Comprehensive Plan is to be consulted to determine if the abutting property should be considered residential or non-residential.

Landscaped berms, walls or fences are required to screen automobile headlights from areas zoned residential or non-urban.

- b.) Flexible landscape buffer requirements may be granted by the Planning and Development Services Director in cases where it can be demonstrated that the proposed landscape buffer encourages a creative design solution to the issue of buffering adjacent land uses.
- c.) For all districts, landscape buffers must be outside of any right-of-way dedication.
- d.) For all districts, no plantings are allowed within drainage swales or ditches.
- e.) For all districts, entrance islands and cul-de-sacs shall be landscaped as directed by the City of Chesterfield.

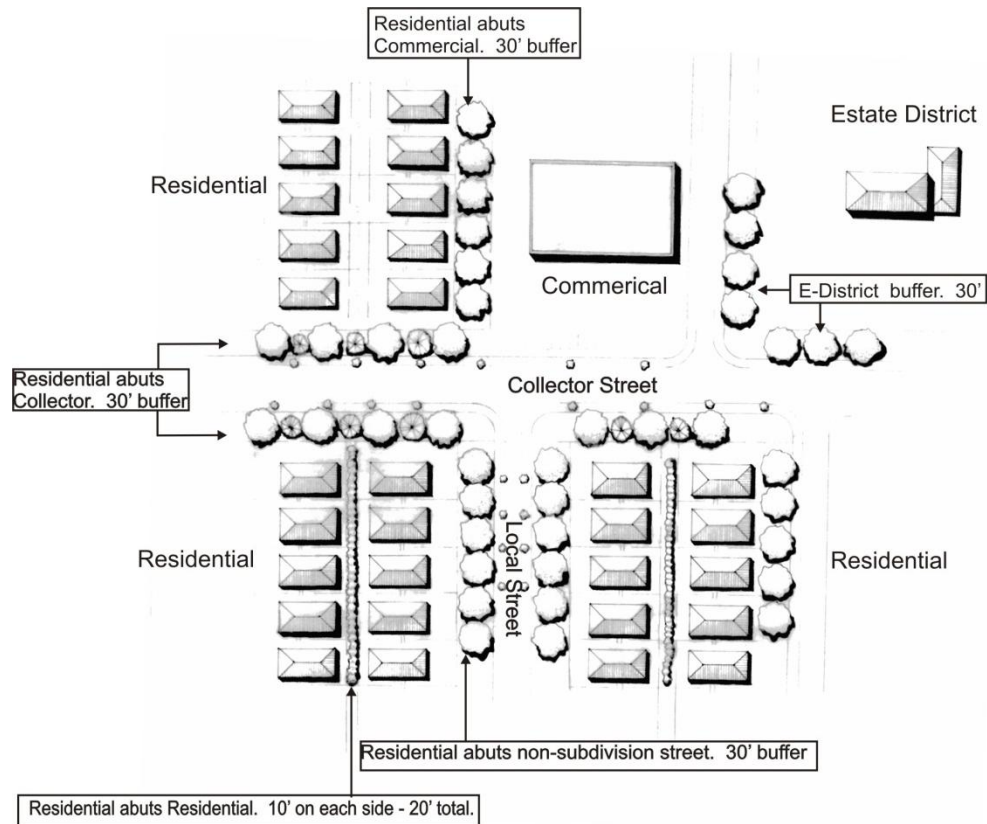


Figure 1: Buffer Requirements

3. Landscaping for Parking Lots and Tree Islands.

a.) Landscaped Islands.

- (1) Landscaped islands shall be placed at the ends of parking aisles and within aisles.
- (2) Landscaped islands shall contain plantings consisting of deciduous trees and ground covers such as shrubs, ivy, flowers, and grasses that do not block required line of sight for vehicles.
- (3) All parking aisle and end cap islands shall be at least nine (9) feet wide as measured face to face of curb.
- (4) Landscaped islands with trees shall be at least nine (9) feet wide measured face to face of curb, with at least 135 square feet of pervious area per tree.
- (5) Interior islands landscaped without trees shall be at least six (6) feet wide as measured face to face of curb.
- (6) Landscaped islands shall be landscaped in accordance with Table 3 below:

TABLE 3: Landscape Requirements for Tree Islands

Type of Island	Landscaping Required
Single Island	One (1) deciduous tree required. Minimum landscape width of nine (9) feet with minimum island pervious area of 135 sf.
Double Island	Two (2) deciduous trees are required per double landscaped island. Minimum island pervious area of 135 sf. per tree.
Double Island at end of double row of parking	There shall be a double island of 270 sf. placed at the ends of a double row of parking. Two (2) deciduous trees are required that do not block required line of sight for vehicles. Minimum island pervious area of 135 sf. per tree.

b.) Parking Lots.

- (1) No parking space shall be located further than 50 feet from a tree.
- (2) Vehicular areas should have a minimum 15-foot landscape setback from existing or proposed rights-of-way lines.
- (3) Vehicular areas along a collector or arterial roadway shall have a minimum landscape setback of 30 feet.
- (4) Parking islands are not required to have a tree in instances where the adjacent parking spaces are within 50 feet of a tree in other areas of the development.
- (5) Trees planted in parking islands at no time shall block the required sight lines for motorists.

4. Street Trees, Shrubs and Plantings.

- a.) The use of street trees and shrubs in landscaping for residential and non-residential developments shall adhere to the requirements set forth by Table 4 in this Article. Acceptable street trees for residential and non-residential subdivisions are included in the City of Chesterfield Tree List provided in this Article and may be amended by Council Policy as needed.
- b.) The Planning and Development Services Director may require that street trees be provided for all public streets within and adjacent to any proposed development where insufficient street trees presently exist. Proper approvals and permits must be obtained from the applicable agency. Planting locations will be guided by specifications found herein.

TABLE 4: Street Tree Placement for Residential and Non-Residential Developments

Frontage Requirement	A minimum of one (1) street tree for every 40 feet of lot frontage for single family subdivisions and 50 feet of street frontage for multi-family subdivisions, including common land, and non-residential subdivisions.
Size Requirement	Street trees shall be at least two-and-one-half (2 ½) inches in caliper.
Species Utilized	A maximum of 20% of one species may be utilized for street trees.
Location to right-of-way	Street trees shall be located within a street right-of-way unless so approved by variance.
Location to curb and sidewalks	Street trees shall not be planted closer than three (3) feet to any curb.
Location to street lights, street signs, and intersections	Street trees shall not be placed within 25 feet of street lights, street signs and intersections.
Location to street inlets or manholes.	No trees shall be planted within ten (10) feet of street inlets or manholes.

- c.) For all districts, landscaped entrance islands shall not block required lines of sight.
- d.) For all districts, no tree, shrub or planting shall be placed within the sight distance triangle or the area of adjacent right-of-way bounded by the street pavement and the extension of the sight distance triangle.
- e.) Shrubs at mature size shall not extend over pavement or sidewalks. Trees shall be placed such that they can be trimmed to provide a minimum clearance of ten (10) feet over City-maintained sidewalks and 12 feet over roadways. Trees shall not obstruct the view of street signage.*

* These requirements apply to shrubs and plantings that at mature height exceed three (3) feet above the elevation of the adjacent pavement or sidewalk and trees that at mature height have bottom branches less than seven (7) feet above the adjacent pavement.

5. Installation and Maintenance.

- a.) Consideration must be given to year-round appearance.
- b.) All landscaped areas, including islands, shall be provided with mechanical, in-ground irrigation system.

- c.) All landscaped areas should be curbed or protected by parking stops. Consideration should be given to access for mowing equipment.
- d.) Burlap and twine shall be removed from at least the top one-third (1/3) of the root ball, and wire baskets shall be completely removed, prior to backfilling.
- e.) Mulch may be used instead of grass or in combination with grass. When mulch is used, it shall completely cover the root area with a maximum of two to four inches (2-4") of mulch.

6. Landscape Sureties.

- a.) Prior to the signing of any mylar for a record plat or approval of any Municipal Zoning Approval Application (MZA) other than for a display house plat, a landscape surety shall be posted.
- b.) The requirements for landscape installation and maintenance sureties in the City of Chesterfield are as follows:
 - (1) Landscape Installation Surety. When the estimated material's costs for new landscaping shown on the site development plan exceeds \$1,000, as determined by a plant nursery, the Applicant shall furnish a two (2) year surety (bond or escrow) sufficient in amount to guarantee the installation of said landscaping with an executed Landscape Agreement. Alternatively landscape installation surety may be included in the subdivision escrow, as approved by the Planning and Development Services Director.
 - (2) Landscape Maintenance Surety. Upon confirmation of planting of all required landscaping, the Landscape Installation Surety can be transferred to a two (2) year Landscape Maintenance Surety.

L. Tree Protection Surety and Escrow Procedures.

- 1. Prior to the issuance of any grading permit or improvement plan approval, a Tree Protection surety shall be posted to account for trees that die, or are damaged beyond repair, as a result of grading or construction damage. The Tree Protection surety will remain for two (2) years after the issuance of the cessation of grading or completion of the required improvements, whichever is later.
- 2. The amount of the Tree Protection surety shall be in the amount of \$10,000 per 100 lineal feet, or portion thereof, of wooded canopy

perimeter to be preserved adjacent to any proposed clearing, grading, or other disturbance; or \$20,000 per acre to be preserved, whichever is less.

3. The number of replacement trees is determined by matching the total caliper inches of trees to be planted with the total DBH inches of the trees that were lost.
4. A Landscape Plan shall be developed for the replacement trees according to specifications shown in Section 04-02.K. of this Article.
5. Failure to replace trees shall constitute default and the City of Chesterfield shall be entitled to proceed against the surety. Monies collected from fines will be placed in the Tree Preservation Account according to Section 04-02.M. of this Article.
6. A Tree Protection surety is not required for projects or sites that are exempt from the provisions of this Article as described in Section 04-02.C. "Exceptions," or for single-family residential lots over one (1) acre in size which are not disturbing any monarch tree stand or as determined by the Planning and Development Services Director.

M. Tree Preservation Account.

There is hereby established a Tree Preservation Account which shall be held as a separate account from the City's general fund. The monies paid as a result of fines or payments under the mitigation provisions of this Section or monies paid into this account pursuant to any other term of this Section, shall be used only for tree plantings on public property in the City of Chesterfield as directed by the Planning and Development Services Director.

N. Requests for Modification.

In cases where the strict adherence to this Section of the UDC creates practical difficulties or unnecessary hardships in carrying out these provisions due to an irregular shape, topography or other condition as solely determined by the Planning and Development Services Director, said modification to the requirements found in this Section of the UDC may be approved in whole or in part, provided the modification will not seriously affect the integrity and soundness of the project.

1. Special Conditions. To establish that Special Conditions exist on a site which necessitates a modification to the requirements of this Section of the UDC, information must be submitted which shall include, but not be limited to the following:
 - a.) Explanation of project qualification as a special or unusual site. The site to which a modification is being requested must meet one of the following criteria:

- (1) Property for which:
 - (a) An ordinance, detailing development requirements, has been in existence as a result either by the City of Chesterfield or St. Louis County (prior to the City's incorporation), and;
 - (b) A valid Site Development Concept Plan, Site Development Plan, Site Development Section Plan or a Final Development Plan has been approved prior to the adoption of the original Tree Ordinance Number 1345 enacted on November 17, 1997; or
 - (2) Property zoned commercial or industrial which will allow for clearing of the lot for the development of the square footage as previously approved by the current ordinance in place by the City of Chesterfield or St. Louis County on the date of the adoption of the original Tree Ordinance Number 1345 enacted on November 17, 1997; or
 - (3) Property for which a tree specialist determines that the Applicant is unable to provide tree preservation in accordance with the Tree Manual due to highly unique and severe circumstance such as extremely poor quality of trees, extreme topography, unusual lot shape, or other similar condition.
- b.) A Tree Stand Delineation (TSD) with an overlay of the existing conditions when applicable. When seeking a modification to the 30% preservation requirement, a TSD is required.
 - c.) An engineering plan and/or drawings which depicts and describes that development of the structures as proposed or authorized is impracticable because of the unique character or topography of the site which is not generally applicable to other sites.
 - d.) A statement by a tree specialist stating why the development cannot adhere to the requirement.
- (1) When seeking a modification to the 30% preservation requirement, the statement certified by a tree specialist must include that a minimum 30% of the original wooded canopy will be replanted with appropriate tree species on the site. Specific details as to the location, tree type, tree size, etc. must be included. New trees required as part of a mitigation plan may not be used to meet the minimum requirements for landscaping on a site.

- (2) When seeking a modification to the landscape buffer requirement, the statement certified by the tree specialist must include specific details as to the width of the landscape buffer that will be provided, as well as the location, tree type, tree size, etc. An alternate landscape plan showing this information is required to be submitted for review and approval.

2. Approval.

- a.) The Planning and Development Services Director will review information provided by the Applicant requesting consideration that special conditions exist on the site. The Applicant will be notified in writing of the decision of the Planning and Development Services Director.
- b.) If Special Conditions are identified to exist on the site, projects seeking modification from the 30% preservation requirement shall submit a Mitigation Proposal, as directed by the City of Chesterfield, explaining how the Applicant plans to mitigate the loss of trees on the site. This may include a plan or detailed schematic of mitigation method. This will be reviewed and approved by the City of Chesterfield. The Mitigation Plan may be approved in full or in part.
- c.) Where site constraints or other factors prevent replacement on or off site, the Applicant shall make a cash contribution to the Tree Preservation Account, according to Section 04-02.M. of this Article, in an amount equal to the cost of replacing the trees which are not able to be preserved. Said costs shall include labor and plant material.

3. Mitigation Plan.

If Special Conditions have been identified, in accordance with Section 04-02.N. of this Article, then a Mitigation Plan shall be required which will show at a minimum, the following information and shall be submitted for review and approval by the Planning and Development Services Division.

- a.) Selective clearing and supplemental planting shall be displayed on an overlay plan.
- b.) An on-site afforestation plan using larger or smaller stock; the number of trees will depend on the species selected and the ultimate tree canopy; based on tree sizes noted in the list of trees in Table 5 of this Section of the UDC.

- (a) 400 sq. ft. for large trees.

(b) 300 sq. ft. for medium trees.

(c) 200 sq. ft. for small trees.

c.) Planting must achieve a minimum of 30% of the area of original tree canopy coverage.

d.) Applicants submitting mitigation plans must utilize a mix of trees that vary in species, size, growth rate, and life span and consists of no more than 20% of one category.

O. Appeal.

1. Decisions of the Planning and Development Services Director regarding the application of this Section of the UDC may be appealed to the Board of Adjustment in accordance with applicable procedures as established by the Board of Adjustment and found in Chapters 2 and 23 of the City Code.
2. Decisions of the Public Works Director regarding the application of this Section of the UDC may be appealed to the Public Works Board of Variance in accordance with the applicable procedures as established by the Department and found in Chapters 2 and 23 of the City Code.

Table 5: City of Chesterfield Tree List

Scientific Name	Common Name	Street Tree	Parking Lot or Island	Deciduous	Evergreen	Ornamental	Mature Height Feet	Growth Rate and (Size Class)
Abies concolor	Fir, White (Concolor)		x		x		45+	Slow/Med (Large)
Acer ginnala	Maple, Amur		x	x		x	20-25	Med (Small)
Acer platanoides	Maple, Norway	x		x			45+	Med (Large)
Acer platanoides 'Columnare'	Maple, Norway, Columnar		x	x			45+	Med (Large)
Acer rubrum Varieties	Maple, Red and Varieties	x	x	x			45+	Fast (Large)
Acer saccharinum	Maple, Silver			x			45+	Fast (Large)
Acer saccharum Varieties	Maple, Sugar and Varieties	x	x	x			45+	Slow/Med (Large)
Acer tataricum	Maple, Tatarian		x	x			15-25	Med (Small)
Acer x freemanii 'Jeffersred'	Maple, Hybrid, Autumn Blaze	x	x	x			45+	Med/Fast (Large)
Acer x freemanii 'Scarsen'	Maple, Scarlet Sentinel		x	x			45+	Fast (Large)
Aesculus glabra	Buckeye, Ohio		x	x		x	25-35	Slow (Medium)
Aesculus hippocastanum	Horsechestnut			x		x	30-45	Med (Medium)
Aesculus pavia	Buckeye, Red		x	x		x	20-30	Slow (Slow)

*Street tree information included for informational purposes only. Street trees are approved by the Planning and Public Works Committee of City Council and the City Council and can be amended from time to time.

Table 5: City of Chesterfield Tree List

Scientific Name	Common Name	Street Tree	Parking Lot or Island	Deciduous	Evergreen	Ornamental	Mature Height Feet	Growth Rate and (Size Class)
<i>Alnus glutinosa</i>	Alder, European	x		x			45+	Med/Fast (Large)
<i>Amelanchier arborea</i>	Serviceberry, Downy		x	x		x	25-30	Slow/Med (Medium)
<i>Amelanchier laevis</i> 'Cumulus'	Serviceberry, Cumulus		x	x		x	25-30	Slow/Med (Medium)
<i>Amelanchier x grandiflora</i> 'Robin Hill'	Serviceberry, Robin Hill		x	x		x	25-30	Slow/Med (Medium)
<i>Betula nigra</i>	River Birch		x	x			40-70	Med/Fast (Medium)
<i>Carpinus betulus</i>	Hornbeam, European	x	x	x			35-40	Slow/Med (Medium)
<i>Carpinus caroliniana</i>	Hornbeam, American	x	x	x		x	20-35	Med (Small)
<i>Carya illinoensis</i>	Pecan			x			45+	Med/Fast (Large)
<i>Carya laciniosa</i>	Hickory, Shellbark			x			45+	Slow/Med (Large)
<i>Carya ovata</i>	Hickory, Shagbark			x			45+	Slow (Large)
<i>Catalpa speciosa</i>	Catalpa, Northern			x			45+	Fast (Large)
<i>Celtis laevigata</i>	Sugarberry	x		x			45+	Fast (Large)
<i>Celtis occidentalis</i> Varieties	Hackberry, and Varieties	x		x			45+	Med/Fast (Large)

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Table 5: City of Chesterfield Tree List

Scientific Name	Common Name	Street Tree	Parking Lot or Island	Deciduous	Evergreen	Ornamental	Mature Height Feet	Growth Rate and (Size Class)
<i>Cercidiphyllum japonicum</i>	Katsura		x	x		x	45+	Med/Fast (Large)
<i>Cercis canadensis</i>	Redbud, Eastern		x	x		x	25-30	Fast (Medium)
<i>Chionanthus virginicus</i>	Fringetree			x		x	20-50	Medium (Slow)
<i>Cladrastis kentukea</i>	Yellowwood	x		x			30-50	Slow/Med (Large)
<i>Cornus florida</i>	Dogwood, Flowering		x	x		x	15-25	Slow/Med (Small)
<i>Crataegus crus-galli</i>	Hawthorn, Cockspur		x	x		x	15-20	Med (Small)
<i>Crataegus laevigata</i> 'Superba'	Hawthorn, Crimson Cloud	x	x	x		x	15-20	Med (Small)
<i>Crataegus phaenopyrum</i>	Hawthorn, Washington		x	x		x	20-30	Med (Small)
<i>Crataegus viridis</i>	Hawthorn, Green			x		x	25-30	Med (Small)
<i>Crataegus viridis</i> 'Winter King'	Hawthorn, Winter King		x	x		x	25-30	Med (Small)
<i>Eucommia ulmoides</i>	Rubbertree, Hardy	x	x	x			45+	Med (Large)
<i>Fagus grandifolia</i>	Beech, American	x		x			45+	Slow/Med (Large)
<i>Fagus sylvatica</i>	Beech, European			x			45+	Slow/Med (Large)
<i>Ginkgo biloba</i> -Male	Ginkgo (male)	x	x	x			45+	Slow/Med (Large)

*Street tree information included for informational purposes only. Street trees are approved by the Planning and Public Works Committee of City Council and the City Council and can be amended from time to time.

Table 5: City of Chesterfield Tree List

Scientific Name	Common Name	Street Tree	Parking Lot or Island	Deciduous	Evergreen	Ornamental	Mature Height Feet	Growth Rate and (Size Class)
<i>Gleditsia triacanthos inermis</i> - Thornless, Podless Varieties	Honeylocust-Varieties that are Thornless and Podless	x	x	x			45+	Fast (Large)
<i>Gymnocladus dioicus</i>	Kentucky Coffeetree		x	x			45+	Med/Fast (Large)
<i>Halesia carolina</i>	Silverbell		x	x		x	20-30	Slow (Medium)
<i>Ilex decidua</i>	Holly, Deciduous		x	x		x	45+	Slow (Large)
<i>Ilex opaca</i>	Holly, American				x	x	45+	Slow (Large)
<i>Juniperus virginiana</i> and varieties	Redcedar, Eastern		x		x		30-40	Med (Medium)
<i>Juniperus chinensis</i>	Juniper, Chinese		x		x		20-30	Slow/Med (Small)
<i>Koelreuteria paniculata</i>	Goldenrain Tree	x	x	x		x	25-40	Med/Fast (Medium)
<i>Liquidambar styraciflua</i>	Sweetgum			x			45+	Fast (Large)
<i>Liriodendron tulipifera</i>	Tuliptree			x			45+	Fast (Large)
<i>Magnolia acuminata</i>	Cucumbertree		x	x			45+	Slow/Med (Large)
<i>Magnolia grandiflora</i>	Magnolia, Southern			x		x	45+	Med (Large)

*Street tree information included for informational purposes only. Street trees are approved by the Planning and Public Works Committee of City Council and the City Council and can be amended from time to time.

Table 5: City of Chesterfield Tree List

Scientific Name	Common Name	Street Tree	Parking Lot or Island	Deciduous	Evergreen	Ornamental	Mature Height Feet	Growth Rate and (Size Class)
Magnolia x soulangiana	Magnolia, Saucer		x	x		x	20-30	Slow/Med (Medium)
Metasequoia glyptostroboides	Dawn Redwood	x		x			70-100	Fast (Large)
Nyssa aquatica	Water tupelo			x			50-80	Slow/Med (Med/Large)
Nyssa sylvatica	Blackgum	x	x	x			30-50	Slow (Medium)
Ostrya virginiana	Hophornbeam	x	x	x			30-40	Slow/Med (Medium)
Oxydendron arboreum	Sourwood, (Sorrel Tree)		x	x			20-30	Slow/Med (Medium)
Magnolia virginiana	Magnolia, Sweetbay		x	x		x	15-25	Med (Small)
Picea abies	Norway spruce				x		40-60	Med/Fast (Med/Large)
Picea glauca	Spruce, White		x		x		30-40	Med (Medium)
Picea pungens	Spruce, Colorado Blue		x		x		30-40	Med (Medium)
Pinus densiflora	Pine, Japanese Red		x		x		45+	Med (Large)
Pinus flexilis	Pine, Limber		x		x		30-40	Med (Large)

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Table 5: City of Chesterfield Tree List

Scientific Name	Common Name	Street Tree	Parking Lot or Island	Deciduous	Evergreen	Ornamental	Mature Height Feet	Growth Rate and (Size Class)
<i>Pinus resinosa</i>	Pine, Red				x		45+	Med (Large)
<i>Pinus strobus</i>	Pine, Eastern White		x		x		45+	Fast (Large)
<i>Pinus thunbergiana</i>	Pine, Japanese Black		x		x		45+	Med (Large)
<i>Platanus occidentalis</i>	Sycamore			x			45+	Fast (Large)
<i>Platanus x acerifolia</i>	Planetree, London	x		x			45+	Fast (Large)
<i>Prunus serrulata</i>	Cherry, Flowering, Japanese		x	x		x	25-35	Med (Medium)
<i>Pyrus calleryana</i> 'Chanticleer'	Pear, Callery, Chanticleer			x		x	15-25	Med (Small)
<i>Pyrus calleryana</i> 'Redspire'	Pear, Callery, Redspire		x	x		x	35-45	Med (Medium)
<i>Quercus acutissima</i>	Oak, Sawtooth	x		x			45+	Med (Large)
<i>Platycladus orientalis</i>	Arborvitae, Oriental		x		x	x	30-40	Slow (Medium)
<i>Prunus cerasifera</i>	Plum, Purple-leaf		x	x		x	15-25	Med (Small)
<i>Prunus sargentii</i> 'Columnaris'	Cherry, Sargent, Columnar		x	x		x	30-40	Med (Medium)

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Table 5: City of Chesterfield Tree List

Scientific Name	Common Name	Street Tree	Parking Lot or Island	Deciduous	Evergreen	Ornamental	Mature Height Feet	Growth Rate and (Size Class)
<i>Quercus acutissima</i>	Oak, Sawtooth	x		x			45+	Med (Large)
<i>Quercus alba</i>	Oak, White			x			45+	Med (Large)
<i>Quercus bicolor</i>	Oak, Swamp White	x		x			45+	Med (Large)
<i>Quercus coccinea</i>	Oak, Scarlet	x		x			45+	Med/Fast (Large)
<i>Quercus falcata</i> var. <i>pagodafolia</i>	Oak, Cherrybark			x			45+	Med (Large)
<i>Quercus imbricaria</i>	Oak, Shingle	x		x			45+	Med (Large)
<i>Quercus macrocarpa</i>	Oak, Bur			x			45+	Slow/Med (Large)
<i>Quercus stellata</i>	Oak, Post			x			45+	Slow (Large)
<i>Quercus velutina</i>	Oak, Black			x			45+	Med (Large)
<i>Quercus shumardii</i>	Oak, Shumard	x		x			45+	Med/Fast (Large)
<i>Quercus prinus</i>	Oak, Chestnut	x		x			45+	Med (Large)
<i>Quercus michauxii</i>	Oak, Swamp Chestnut	x		x			45+	Med (Large)
<i>Quercus muehlenbergii</i>	Oak, Chinkapin	x		x			45+	Med (Large)

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Table 5: City of Chesterfield Tree List

Scientific Name	Common Name	Street Tree	Parking Lot or Island	Deciduous	Evergreen	Ornamental	Mature Height Feet	Growth Rate and (Size Class)
Quercus robur	Oak, English,	x		x			45+	Med (Large)
Quercus rubra	Oak, Northern Red	x	x	x			45+	Med/Fast (Large)
Salix nigra	Willow, Black			x			30-40	Fast (Medium)
Sassafras albidum	Sassafras			x			30-40	Med (Medium)
Sophora japonica	Pagodatree, Japanese			x		x	45+	Med (Large)
Syringa reticulata	Lilac, Japanese Tree		x	x		x	25-30	Med (Small)
Taxodium distichum	Baldcypress			x			45+	Med (Large)
Tilia americana	Basswood, American (Linden)	x		x			45+	Med/Fast (Large)
Tilia cordata Varieties	Linden, Littleleaf and Varieties	x	x	x			45+	Slow/Med (Large)
Tsuga canadensis	Hemlock, Canadian		x		x		45+	Slow/Med (Large)
Ulmus americana Varieties	Elm, American and Varieties	x		x			60-80	Med/Fast (Large)
Ulmus parvifolia	Elm, Chinese (Lacebark)	x		x			45+	Med/Fast (Large)

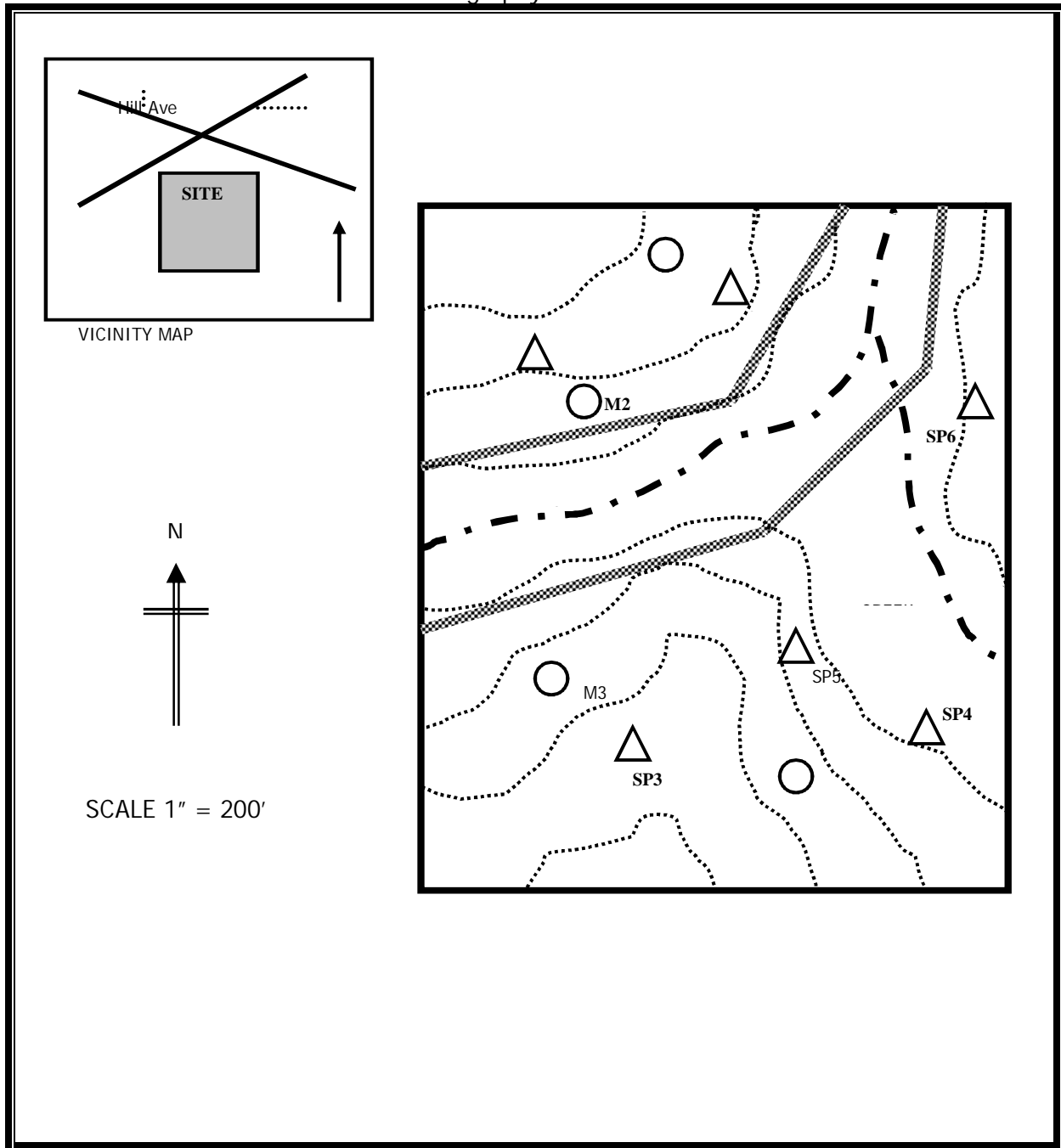
*Street tree information included for informational purposes only. Street trees are approved by the Planning and Public Works Committee of City Council and the City Council and can be amended from time to time.

Table 5: City of Chesterfield Tree List

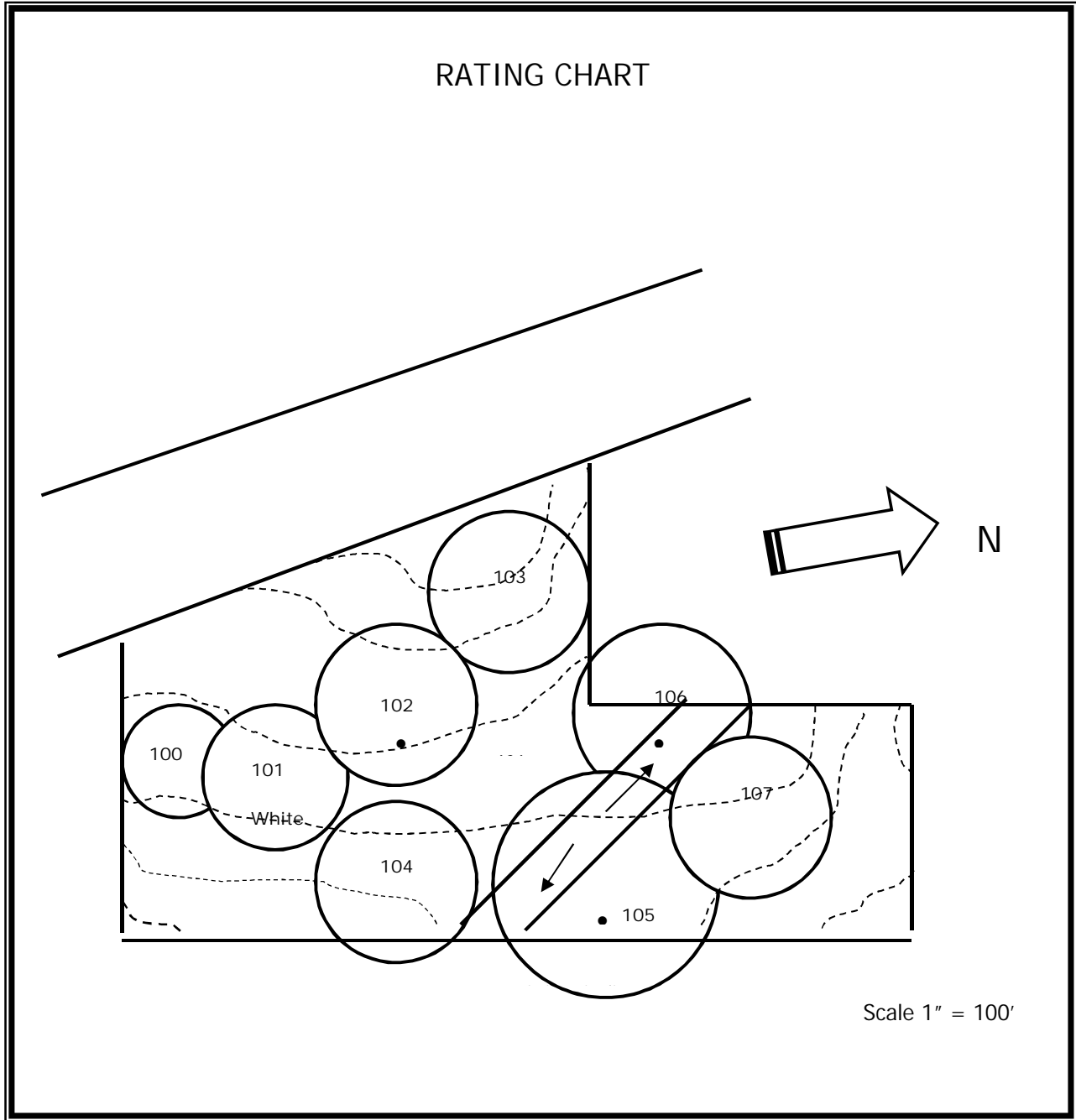
Scientific Name	Common Name	Street Tree	Parking Lot or Island	Deciduous	Evergreen	Ornamental	Mature Height Feet	Growth Rate and (Size Class)
Zelkova serrata Varieties	Zelkova and Varieties	x		x			45+	Fast (Large)

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Aerial Photography/BAF 10 Method



Ocular Estimate Method



Sec. 04-03. LIGHTING STANDARDS

A. Purpose.

1. The purpose of this Section is to provide minimum standards for effective, economical, and attractive outdoor lighting. It is the intent of this Section to:
 - a.) Discourage excessive lighting, to minimize glare and light trespass protecting neighbors from the consequences of stray light.
 - b.) Create a safe environment in hours of darkness.
 - c.) Regulate the type of light fixtures, lamps and standards.
2. The requirements of this Section shall apply to all uses, including residential, and all jurisdictions, including public, private, and municipal, except as provided elsewhere in this Article.

B. Applicability.

1. These regulations shall apply to all outdoor lighting including, but not limited to lighting for:
 - a.) Buildings and structures.
 - b.) Recreation areas.
 - c.) Parking lot lighting.
 - d.) Landscape lighting.
 - e.) Other outdoor lighting.
2. All required lighting installations must be regularly maintained (cleaned, repaired, etc.), such that they always provide acceptable luminance levels and glare control.

C. Light Fixtures and Usage.

1. All outdoor light fixtures and lamp types installed and hereafter maintained shall use only shielded and/or enclosed light fixtures as specified in Table 1 below.

Table 1: Shielding and Enclosure Requirements

Fixture Lamp Type	Shielding	Enclosure
Mercury vapor ¹	Fully shielded	None
Low pressure sodium ²	Fully shielded	None
High pressure sodium	Fully shielded	None
Metal halide ³	Fully shielded	Yes
Fluorescent ⁴	Fully shielded	Yes
Quartz ⁵	Fully shielded	None
Incandescent greater than 160 watt	Fully shielded	None
Incandescent 150 watt or less	Partial shielding	None
Glass tube filled with argon, krypton	None	None

Footnotes:

1. Clear mercury lamps for general illumination are discouraged. Only mercury vapor lamps that are environmentally safe, as defined (by the manufacturer) by their ability to be recycled and self-extinguish, are permitted.
2. Except where color rendition is critical, this lamp type may be a permissible light source to minimize undesirable emission into the night sky due to its monochromatic spectral distribution.
3. Metal halide lamps shall be installed only in enclosed luminaires.
4. Warm white and natural lamps are required to minimize detrimental effects.
5. For the purposes of this UDC, quartz lamps shall not be considered an incandescent light source.
 2. Exterior lighting shall be fully-shielded flat-lens enclosed luminaires with the following exceptions:
 - a.) For street light standards, see Section 04-03.E. "Street Lighting".
 - b.) Dusk to dawn post-top luminaires for residential subdivisions, only provided by Ameren Missouri, are permitted.
 3. Building-mounted lighting, including both utilitarian and decorative applications, shall be limited to fully-shielded, cut-off optics, flat-lens luminaires.
 4. The height of all light standards shall be reviewed by the Department.
 5. Exterior building lighting shall be architecturally integrated with the building style, material, and color. The color of exterior lamps shall be consistent with that on surrounding buildings.

6. All accent lighting, including Light-Emitting Diodes (LED), and lighting used for signage shall be subject to the approval of the Department.
7. To achieve uniformity of light distribution and reduce light pollution, glare, and spill-over, all outdoor lighting for non-security purposes shall meet the foot-candle standards set forth in Table 2 below:

Table 2: Foot-Candle Standards

Location	Avg. Maintained Foot-candles	Uniformity Ratio (avg: min)
Roadways, local residential	0.4	6:1
Roadways, local, commercial	0.9	6:1
Walkways and bikeways	0.5	5:1
Building entrances and exits	5.0	n/a
Material storage areas:		
Active	8.0	n/a
Inactive	1.0	n/a

D. Parking Area Lighting Plan.

Parking lot lighting shall be designed to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas, and to not cause glare or direct illumination onto adjacent properties or streets.

1. Parking area lighting shall be designed and installed so as to achieve the illumination levels set forth in Table 3 below. Lighting shall be maintained so as to achieve not less than 80% of the minimum illumination level set forth by the following Table 3.
2. The Planning and Development Services Director may permit lighting arrangements exceeding the maximum initial level set forth in Table 3 below to allow lighting designs which substantially exceed the required minimum and average illumination levels.
3. The source of illumination shall not be lower than ten (10) feet above grade except as approved by the Planning Commission.
4. Parking lot lighting shall be fully-shielded flat-lens enclosed luminaires.
5. Mounting heights of lighting fixtures shall not exceed 20 feet.

Table 3: Illumination standards in foot-candles for structures and their parking areas:

	Residential	Commercial	Other
Minimum initial level at any point on the parking area.	0.07	0.5	0.3
Maximum initial level five (5) feet from the base of a light standard.	3.0	8.0	5.0

* For the purpose of this subsection, "commercial" refers to parking areas for any land use, regardless of zoning designation, in which goods or services are offered to the general public on the premises.

E. Street Lighting.

Street lights shall be required in residential and non-residential subdivisions in accordance with the criteria set forth in this Section of the UDC along public or private streets or roadway easements which provide access to or through any lot or driveway connecting the subdivision to a public street.

1. Street Lighting Plan Submission and Review for Preliminary Plats. The developer shall submit for review and approval such number of copies as requested by the Department of the approved preliminary plat indicating the location of light standards in compliance with the following:

a.) Illumination standards for street lighting for residential developments shall comply with Table 4A:

Table 4A: Illumination Standards for Residential

Height	Not less than 16 feet above grade
Lumen Output	Minimum 6,800 output
Illumination level	Not greater than five (5) feet from the base of the light source shall be no greater than 3.0 foot-candles.

b.) Illumination standards for street lighting for non-residential developments shall comply with Table 4B:

Table 4B: Illumination Standards for Non-Residential

Height	Not less than 22 feet above grade
Lumen Output	Minimum 25,500 output
Illumination level	As recommended by the IESNA

c.) In a non-residential subdivision, single-family residential subdivision or multiple-family subdivision, street lights shall be provided at each intersection of a street within the subdivision, on street frontage between intersections, at each intersection of a street with a pedestrian way, at each circular turnaround, and within parking lot areas to comply with the provisions and regulations described herein. In a large lot subdivision or a

subdivision in the "NU" Non-Urban District utilizing the density development procedure, a street light shall be required only at each intersection of a private roadway easement with an existing or proposed public street. A street light shall also be provided at each intersection of a street within a subdivision in the "NU" Non-Urban District utilizing the density development procedure.

d.) Light criteria for residential subdivisions shall comply with Table 5.

Table 5: Distance Requirement for Residential Subdivision Light Standards

Type of District/Street	Maximum Distance Permitted between Light Standards
Cul-de-sac and loop streets not in special procedure districts	325 feet
Local streets	325 feet
Collector streets	250 feet
Arterial streets not in special procedure districts	200 feet
Arterial streets in R-1, R-1A, R-2, E-1, E-2, E-3, PEU, or PUD	250 feet
Cul-de-sac and loop streets in "R-1" Residence District	400 feet
Cul-de-sac and loop streets in R-1A, R-2, E-1, E-2, E-3, PEU or PUD	325 feet

e.) Light criteria for non-residential subdivisions shall comply with Table 6.

Table 6: Distance Requirement for Non-Residential Subdivision Light Standards

Type of District/Street	Maximum Distance Permitted between Light Standards
Cul-de-sac streets, loop streets, local streets	325 feet
Collector streets	250 feet
Arterial roadways not located in "PI", "LI" or "M" District	200 feet
Collector streets in "PI", "LI" and "M" Districts	325 feet
"C-8" and/or "PC" Planned Commercial District	325 feet

2. Alternate street lighting for non-residential subdivisions to accomplish the above standard may be considered as provided in Section 04-08 of this Article.

- a.) Lighting shall be designed and maintained to avoid unnecessary illumination of residential interiors.
 - b.) Energy Source. All energy sources supplying illumination shall be buried a minimum of 18 inches below grade. All piping and wiring to illumination sources shall be contained within the light standards or pole structure.
 - c.) All electric lighting shall be controlled automatically by programmed time devices, photo electric cells, or the like. Street and residential lighting shall be on from dusk to dawn.
 - d.) Location. Light standards shall not be located within three (3) feet of the street pavement. Where sidewalks are required, street light standards shall be located between the sidewalk and street pavement. Variation to this Section may be approved by the Planning and Development Services Director.
 - e.) Maintenance and Operation. The developer shall submit to the Department a maintenance agreement, a trust indenture, or other similar instrument setting forth the person, corporation, trustees, or other agency responsible for the assessment as well as the collection of the monies necessary for the operation of the lighting system within the subdivision.
 - f.) Installation. All lighting shall be installed and maintained in accordance with the approved lighting plan.
 - g.) Fixtures. Street lighting fixtures for new developments shall be approved by the City of Chesterfield Planning Commission.
 - (1) To achieve uniformity, existing developments shall utilize the same light fixture, standard, and luminaire throughout the entire development.
 - (2) Existing commercial developments shall utilize the same fixture, standard and luminaire throughout the entire development, unless otherwise approved by the Department.
3. Review. Street lighting plans are reviewed by the City of Chesterfield Planning Commission if there is a change in light fixture, standards, or luminaire.

F. Use Specific Criteria.

The following uses must adhere to all lighting criteria set forth in this Section of the UDC, in addition to specific requirements as detailed below. These uses include but are not limited to Recreational Facilities, Commercial Holiday Lighting, Outdoor Theatres, Medical Facilities, and Gasoline Stations.

1. Recreational Facilities. Any light source permitted by this UDC may be used for lighting or outdoor recreational facilities (public or private), such as, but not limited to, football fields, soccer fields, baseball fields, softball fields, tennis courts, and horse or show areas, provided all of the following conditions are met:
 - a.) Lighting for parking lots and other areas surrounding the playing field, court, or track shall comply with these lighting standards.
 - b.) All fixtures used for evening lighting shall be fully shielded. To the extent that it is not feasible to use fully-shielded fixtures then lighting shall be designed and provided with sharp cut-off capability, so as to minimize any light nuisance, spill-light, and glare.
 - c.) Illumination of the playing field, court, or track shall not be permitted after 10:30 p.m., except to conclude a scheduled event that was already in progress.
2. Holiday Lighting. Residential and commercial holiday lighting is permissible from November 15 to January 25.
 - a.) Commercial holiday flashing lights are prohibited.
 - b.) Commercial holiday lights are encouraged to be turned off after the close of business.
3. Outdoor Theatres.
 - a.) Lighting will be installed in such a manner that it will not create a driving hazard on abutting streets and it will not cause direct illumination, nuisance, or glare on abutting property.
 - b.) All lamp source types shall meet the guidelines of the IESNA or the National Building Code requirements.
 - c.) A lighting plan shall be submitted for review before the City of Chesterfield Planning Commission and adhere to all the requirements set forth in Section 04-03.H. of this Article.
 - d.) Marquee lighting shall not spill over into adjacent or surrounding property.

- e.) A marquee structure may be permitted which may have signage thereon. Such marquee may project over a private sidewalk or drive-way but not over a public right-of-way. Such marquee structures shall be permanently attached to the principal building, and be located no closer than five (5) feet from the edge of curve or edge of pavement.
- f.) Lighting standards must adhere to the illuminances levels set forth by the IESNA as described in Table 7 below.

Table 7. Recommended Illuminances and Theatre Advertising Sign Luminances in Various Locations.

Type of Area in Which Theatre is Located	Range of Ambient Horizontal Illuminances, lx (fc)	Recommended Sign Luminance, cd/m ²
City Center	50-100 (5-10)	500-1200
Shopping Mall	20-70 (2-7)	400-700
Residential	10-50 (2-5)	300-500
Under Marquee	200-500 (20-50)	2000-5000

4. Medical Facilities.

- a.) All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled.
- b.) Parking lot lighting for medical facilities shall conform to the standards set forth in Section 04-03.D. of this Article.
- c.) The minimum luminance level recommended by the IESNA for hospital parking lot lighting is 0.6 foot-candles.
- d.) A lighting plan shall be submitted for review before the City of Chesterfield Planning Commission and adhere to all the requirements set forth in Section 04-03.H. of this Article.
- e.) The height of all light standards shall be submitted for review before the City of Chesterfield Planning Commission.

5. Lighting of Gasoline Station Aprons and Canopies.

- a.) Lighting levels on gasoline station aprons and under canopies shall be adequate to facilitate the activities taking place in such locations as well as to provide a safe, secure environment.
- b.) All lighting illumination levels and fixtures shall comply with the provisions of the City of Chesterfield Lighting Standards.

- c.) All lamp source types and illuminance levels shall meet the guidelines of the IESNA.
 - d.) Areas on the apron away from the gasoline pump islands used for parking or vehicle storage shall be illuminated in accordance with the requirements for parking areas set forth in Section 04-03.D. of this Article. If no gasoline pumps are provided, the entire apron shall be treated as a parking area.
 - e.) Areas around the pump islands and under canopies shall be illuminated so that the minimum horizontal illuminance at grade level is no more than 5.5 foot-candles. The ratio of average to minimum illuminance shall be no greater than 4:1. This yields an average illumination level of no more than 22.0 foot-candles.
 - f.) Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface of the canopy and/or shielded by the fixture or the edge of the canopy so that light is restrained to no more than 85 degrees beyond the vertical plane.
- G. Planned Districts and Special Procedure Specific Criteria.
- 1. All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled.
 - 2. Parking lot lighting shall adhere to the conditions set forth in Section 04-03.D of this Article.
 - 3. Advertising signs must adhere to the conditions set forth in Section 04-05 of this Article.
 - 4. Building-mounted lighting, including both utilitarian and decorative applications, shall be limited to fully-shielded, cut-off optics, flat-lens luminaires.
 - 5. The height of all light standards shall be reviewed by the City of Chesterfield.
 - 6. Exterior building lighting shall be architecturally integrated with the building style, material, and colors and the color of exterior lighting shall be consistent with the surrounding buildings.
 - 7. A lighting plan shall be submitted for review before the City of Chesterfield Planning Commission and adhere to all the requirements set forth in Section 04-03.H. of this Article.

8. The facades of buildings facing I-64/US 40 should utilize accent lighting, as opposed to flood lighting. All lighting should consist of metal halide with flat lenses and mounted at a maximum height of 30 feet.
9. All street lighting located in the Urban Core of the City of Chesterfield, specifically along Chesterfield Parkway, shall be reviewed and approved by the Department.
10. Street lighting shall be unobtrusive and not create any light nuisance or glare.
11. The street lighting assembly including, but not limited to, illumination levels, lamping, fixtures, enclosure, mast arm, pole, photo cell, and any other device shall be subject to the review and approval of the Department.
12. The location, spacing, and height of street lighting shall be as directed by the Department.

H. Submittal Requirements.

Submission Contents. The Applicant for any site development plan, site development concept plan and site development section plan shall also submit a lighting plan that shall comply with this UDC. Lighting plans are approved by the City of Chesterfield. The following information shall be included in the plan:

1. A diagram indicating the location of all standards and fixtures and the proposed type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices as well as a photometric plan denoting foot-candle levels;
2. A description of the illuminating devices, fixtures, lamps, color of lights, supports, reflectors, and other devices;
3. A cut sheet will be required delineating all light standards and fixtures.

I. Prohibitions.

1. The operation of searchlights for advertising purposes is prohibited.
2. The use of laser source light or any similar high intensity light for outdoor advertising, when projected above the horizontal, is prohibited.
3. With the following exceptions, all lamp source types are acceptable provided they are installed in equipment which meets the Illuminating Engineers Society's requirements:
 - a.) The use of mercury vapor lamps and low pressure sodium lamps is discouraged.

- b.) Fluorescent lamps with a color rendering index greater than 70 and color temperatures between 3000°K and 4100°K are required.

4. Neon.

- a.) Neon Prohibited. The use of visible neon tubing as a sign or for architectural element, whether located on the exterior or interior of a wall or window, if visible from the street is prohibited.
- b.) Request for Exception: Requests for the allowance of neon as an architectural feature shall be made to the Planning Commission, which shall review the same in accordance with the following criteria:
 - (1) A written statement from an architect explaining the intended use of the neon lighting and its relationship to the project and surrounding environment shall be submitted to the Planning Commission demonstrating that the neon will encourage, promote, or reward good architecture and/or urban planning.
 - (2) The Light Plan, including neon, shall be submitted for review to the Department and shall adhere to all conditions set forth in this Section of the UDC.
 - (3) In reviewing a request for such an exception, the Planning Commission shall consider safety, design and other factors deemed appropriate and shall verbally make a record relative to their specific determination.

Additionally, refer to the Sign Requirements in Section 04-05 of this Article.

J. Times of Operation.

- 1. Exterior lighting for security purposes may be on from dusk to dawn.
- 2. Non-security lighting, other than that used for special and infrequent occasions, shall not be on past approved hours of operation, if any, or 11:00 p.m., whichever is later.

K. Airport Lighting.

- 1. Airport lighting which is required for the safe and efficient movement of aircraft during flight, take off, landing, loading, unloading, servicing areas and taxiing is exempt from the provisions of this UDC. All other outdoor lighting at airports shall comply with this UDC.
- 2. Strobe lights on communication towers and other hazards to aerial navigation, required by the Federal Aviation Administration (FAA) during

the daytime and permitted but not required at night, may not be used at night. Other lights used at night on such structures shall not be brighter than the minimum required by the FAA.

L. Exemptions.

1. "Grandfathered" Existing Fixtures. All other outdoor light fixtures lawfully installed prior to and operable on the effective date of this UDC are exempt from all requirements of it unless:
 - a.) It involves removing or replacing existing light fixtures with light fixtures that will increase the foot-candle level above the originally approved level or changes the shielding of the fixture from what was originally approved; or
 - b.) Fossil fuel light is used.
2. Fixture Design Exemptions. The Planning Commission may approve decorative light fixtures as an alternative to shielded fixtures when it can be proven that there will be no off-site glare light trespass in excess of .5 foot-candle and the proposed fixtures will improve the appearance of the site.
 - a.) Lamp or Fixture Substitution. Should any outdoor light fixture, or the type of light source be subject to a lighting plan required by this UDC, be changed after zoning authorization or the issuance of a permit, a change request must be submitted to the City of Chesterfield for approval, together with adequate information to assure compliance with this UDC. Such submittals and approval must be received prior to substitution.
3. Temporary Exemptions. Lighting that is required for a lawful use, where compliance with this UDC would substantially impair its use, shall be considered for a temporary exemption by the Planning Commission.
 - a.) Any person may submit a written request to the Planning and Development Services Director for consideration of a temporary exemption. Temporary exemption requests shall contain:
 - (1) Specific exemption or exemptions requested.
 - (2) Type and use of outdoor light fixture involved.
 - (3) Duration of time for the requested exemption.
 - (4) Type of lamp and calculated lumens.
 - (5) Total wattage of lamp or lamps.

- (6) Proposed location on premises of the outdoor light fixtures.
- (7) Previous temporary exemption, if any.
- (8) Physical size of outdoor light fixtures and type of shielding provided.
- (9) Such other data and information as may be required by the Planning and Development Services Director.

b.) Approval Duration. If approved, temporary exemptions shall not be valid for longer than 30 days from the date of issuance. Approvals may be renewable upon the discretion of the Planning and Development Services Director and each such renewal shall not be valid for more than 30 days.

M. Appeal.

Decisions of the Planning and Development Services Director regarding the application of this Section of the UDC may be appealed to the Board of Adjustment in accordance with applicable procedures as established by the Board of Adjustment.

N. Penalty for Violation.

This Section of the UDC and the requirements thereof are exempt from the warning and summons for violation set out in Article 08 of the UDC.

Sec. 04-04. OFF-STREET PARKING, STACKING AND LOADING SPACE REQUIREMENTS

A. Purpose.

The regulations contained in this Section shall govern the number, size, design and location of all off-street parking, stacking, and loading spaces in the City of Chesterfield.

Every use, including a change or expansion of a use or structure, shall have appropriately maintained off-street parking and loading spaces or areas in compliance with the regulations identified in this Article. The purpose of this Section of the UDC is to:

1. Alleviate or prevent traffic congestion and shortages of parking spaces while not over parking sites;
2. Ensure that adequate off-street parking and loading facilities are provided for new land uses in proportion to the need for the facilities created by each use and in compliance with any applicable design guidelines;

3. Ensure that off-street parking and loading facilities are designed in a manner that will ensure efficiency, protect the public safety, and promote sustainability practices.

B. Applicability.

1. All buildings or structures which are erected or have a change in square footage, and all uses of land established or changed after the adoption of this UDC shall comply with all the requirements herein.
2. The provisions of this Section of this UDC shall not apply to any existing building or structure except where there is a change of use or change to building square footage.

C. Minimum Design Criteria.

Except as otherwise provided for in this Section, the requirements for off-street parking, stacking, and loading spaces shall meet the minimum dimensions and design criteria of the City of Chesterfield.

D. Off-Street Parking Requirements.

1. Fractions. When determination of the number of off-street parking spaces required by this Section results in a fraction of a space, the resulting fraction may be disregarded.
2. Bench Length. When a minimum parking requirement is calculated using seats, 24 inches of bench length shall be equal to one (1) seat.
3. Commercial Vehicles. In addition to the requirements of this Section, one (1) off-street parking space shall be required for each commercial vehicle which is directly associated with uses, and which is parked on the premises during normal business hours. Required loading spaces may be credited as part of the total space needed for commercial vehicles.
4. Final Determination. Where no minimum requirement is specified, or when one (1) or more of the parking requirements may be construed as applicable to the same use, lot or building, or where any other calculation clarification is required, the final determination of required parking shall be made by the Planning and Development Services Director.
5. Construction parking shall not be permitted on public maintained roadways. Adequate stabilized parking area(s) shall be provided for construction employees.
6. Uses in all zoning districts shall comply with the minimum requirements listed by use category in tables of the following:

Commercial uses	Section 04-04.D.6.
Institutional uses	Section 04-04.D.7.
Cultural, entertainment, and recreation uses	Section 04-04.D.8.
Industrial uses	Section 04-04.D.9.
Residential uses	Section 04-04.D.10.
Retail Centers	Section 04-04.D.11.

7. Minimum Parking and Loading Requirements – Commercial Uses.

Use	Minimum Parking Required	Maximum Parking Requirement	Minimum Loading Requirement (see Sec. 04-04.E)
Adult bookstore	4.0 / 1,000 GFA	120% of Minimum Parking Required	Table B
Adult entertainment business or establishment	5.0 / 1,000 GFA		Table B
Adult entertainment facility			Table B
Adult motion picture theater	1 space for every 3 seats	1 space for every 2 seats	Table B
Airports, heliports, and landing strips	2 spaces for every 3 employees on the maximum shift, plus 5 spaces for every 1,000 square feet of lobby area	n/a	Table A
Animal grooming service	4.0 / 1,000 GFA	120% of Minimum Parking Required	None
Automobile dealership	3.0 / 1,000 GFA		Table A
Automotive detailing shop	3.3 / 1,000 GFA		None
Automotive retail supply	3.0 / 1,000 GFA		Table B
Bakery	3.3 / 1,000 GFA		None
Bar	12.0 / 1,000 GFA		None
Barber or beauty shop	5.0 / 1,000 GFA		None
Bathhouse	4.0 / 1,000 GFA		None
Boat (and marine supply) storage, charter, repair, sale	1.0 / 1,000 GFA		None
Brewpub	12.0 / 1,000 GFA		None
Broadcasting studio	3.3 / 1,000 GFA		None
Car wash, full service	2 spaces for every 3 employees on the maximum shift	1.2 spaces for every employee on the max. shift	None

Use	Minimum Parking Required	Maximum Parking Requirement	Minimum Loading Requirement (see Sec. 04-04.E)
Cemetery	1 space per 4 seats in the chapel or assembly area	1 space per 3 seats in the chapel or assembly area	None
Check cashing facility	4.0 / 1,000 GFA	120% of Minimum Parking Required	None
Church and other place of worship	1 space for every 4 seats in the largest assembly area	1 space per 3 seats in the chapel or assembly area	None
Coffee shop	5.0 / 1,000 GFA	120% of Minimum Parking Required	Table B
Commercial service facility	4.5 / 1,000 GFA		Table B
Drug store and pharmacy	4.0 / 1,000 GFA		Table B
Dry cleaning establishment	3.3 / 1,000 GFA		Table A
Filling station and convenience store with pump stations	4.5 / 1,000 GFA		None
Film drop-off and pick-up station	5.0 / 1,000 GFA		None
Financial institution	3.3 / 1,000 GFA		None
Grocery- community	4.0 / 1,000 GFA		Table B
Grocery- neighborhood	3.3 / 1,000 GFA		Table A
Grocery- supercenter	4.5 / 1,000 GFA		Table B
Harbor, marina, and dock for waterborne vehicles	1 space for every berth	2 spaces for every berth	None
Hotel and motel	1.2 parking spaces for each unit. If there are other accessory uses provided therein, additional off-street parking shall be provided for those accessory uses at the rate of 40 percent of the requirements for such uses	120% of Minimum Parking Required	Table B
Hotel and motel, extended stay			Table B
Kennel, boarding			None
Kennel, private	2.5 / 1,000 GFA		None
Laboratory			Table B

Use	Minimum Parking Required	Maximum Parking Requirement	Minimum Loading Requirement (see Sec. 04-04.E)
Laboratory, professional / scientific	2.5/1,000 GFA	120% of Minimum Parking Required	Table B
Laundromat	4.0 / 1,000 GFA		None
Massage parlor	5.0 / 1,000 GFA		None
Modeling studio			None
Mortuary			None
Newspaper stand	4.0 / 1,000 GFA		Table B
Office, dental			5.0 / 1,000 GFA
Office, general	3.3 / 1,000 GFA	4.5 / 1,000 GFA	Table B
Office, medical	4.0 / 1,000 GFA	5.0 / 1,000 GFA	Table B
Oil change facility	4.0 / 1,000 GFA	120% of Minimum Parking Required	None
Pawnshop	3.3 / 1,000 GFA		None
Professional and technical service facility	3.3 / 1,000 GFA		None
Reading room	3.0 / 1,000 GFA		None
Research facility			Table B
Restaurant, fast food	15.0 / 1,000 GFA		None
Restaurant, sit down	12.0 / 1,000 GFA		None
Retail sales establishment, community	4.5 / 1,000 GFA		Table B
Retail sales establishment, neighborhood	4.0 / 1,000 GFA		Table B
Retail sales establishment, regional	5.0 / 1,000 GFA		Table B
Riding stable	1 space for every 3 stalls and 1 space per 3,000 SF of riding arena	120% of Minimum Parking Required	None
Sales yard operated by a church, school, or other not-for-profit organization	3.3 / 1,000 GFA	120% of Minimum Parking Required	None
Self-storage facility	1.0 / 1,000 GFA		None
Shooting range, indoor	1 space per range position		None
Shooting range, outdoor			None
Specified sexual activities	5.0 / 1,000 GFA		None
Tackle and bait shop	3.3 / 1,000 GFA		None
Tattoo parlor / body piercing studio	3.3 / 1,000 GFA		None

Use	Minimum Parking Required	Maximum Parking Requirement	Minimum Loading Requirement (see Sec. 04-04.E)
Vehicle repair and services facility	2 spaces per service bay	3 spaces per service bay	None
Veterinary clinic	3.3 / 1,000 GFA	120% of Minimum Parking Required	None

8. Minimum Parking and Loading Requirements - Institutional Uses.

Use	Minimum Parking Required	Maximum Parking Requirement	Minimum Loading Requirement (see Sec. 04-04.E)
Day care center	3.0 / 1,000 GFA	4.0 / 1,000 GFA	None
Education facility- specialized private schools	1.5 spaces per classroom, and 1 space per 4 students of driving age based on the maximum student capacity	None	None
Education facility- vocational school	1.5 spaces per classroom, and 1 space per 4 students of driving age based on the maximum student capacity	None	None
Education facility- vocational school, outdoor training			None
Educational facility- primary/secondary	1.5 spaces per classroom, and 1 space per 4 students of driving age based on the maximum student capacity	None	None
Educational facility- college/university	1 space per 4 students of driving age based on the maximum student capacity	None	None
Educational facility- kindergarten or nursery school	2 spaces per classroom	None	None
Hospice	1.0 / 1,000 GFA	1.5 / 1,000 GFA	None
Hospital	1 space per bed for the first 100 beds; 1 space per 2 beds for the next 100 beds; 1 space per 4 beds thereafter	None	Table B
Nursing home	1 space for every 3 beds	None	Table B
Postal stations	3.0 / 1,000 GFA	None	None
Public building facilities owned or leased by the City of Chesterfield	3.3 / 1,000 GFA	None	None
Public safety facility	3.0 / 1,000 GFA	None	None
Substance abuse facility, outpatient	5.0 / 1,000 GFA	None	None
Substance abuse facility, inpatient	1 space for every 3 beds	None	None

9. Minimum Parking and Loading Requirements – Cultural, Entertainment, and Recreation Uses.

Use	Minimum Parking Required	Maximum Parking Requirement	Minimum Loading Requirement (see Sec. 04-04.E)
Amusement park	1% of total land area	None	None
Arena and stadium	1 space for every 4 seats	None	Table A
Art gallery	2.0 / 1,000 Gross Floor Area (GFA)	None	Table B
Art studio	1 space for every 4 seats	None	None
Auditorium		1 space for every 3 seats	Table B
Athletic Fields	20 spaces for every diamond or athletic field, or 1 space for every 4 seats, whichever is greater (one seat is equal to 2 feet of bench length)	None	None
Botanical garden	2.0 / 1,000 GFA	None	None
Bowling center	4.0 spaces per alley	5.0 spaces per alley	None
Club	5.0 / 1,000 GFA	6.0 / 1,000 GFA	Table B
Community center	3.3 / 1,000 GFA	None	None
Fairground	1% of total land area	None	None
Farmers market	3.3 / 1,000 GFA	None	None
Golf course	4 spaces per hole	None	None
Gymnasium	1 space for every 4 seats	1 space for every 3 seats	None
Library	2.0 / 1,000 GFA	None	Table B
Museum	2.0 / 1,000 GFA	None	Table B
Park	1% of total land area	None	None
Recreation facility	3.3 / 1,000 GFA	4.5 / 1,000 GFA	None
Theater, indoor	1 space for every 4 seats	1 space for every 2 seats	Table B
Theater, outdoor			None
Union halls and hiring halls			Table B
Zoological garden	1% of total land area	None	None

10. Minimum Parking and Loading Requirements – Industrial Uses.

Use	Minimum Parking Required	Maximum Parking Requirement	Minimum Loading Requirement (see Sec. 04-04.E)
Batching plant	2.5 / 1,000 Gross Floor Area (GFA)	3.0 / 1,000 GFA	Table A
Blacksmith shop	2 spaces for every 3 employees on the maximum shift	1.2 spaces for every employee on the maximum shift	Table A
Brewery	0.75 / 1,000 GFA	1.25 / 1,000 GFA	Table A
Correctional institution	1 space for every 5 beds	None	None
Dry cleaning plant	2.0 / 1,000 GFA	2.5 / 1,000 GFA	Table A
Extraction/processing of raw materials	2 spaces for every 3 employees on the maximum shift	1.2 spaces for every employee on the maximum shift	None
Film processing plant	2.0 / 1,000 GFA	2.5 / 1,000 GFA	Table A
Highway department garage			None
Incinerator			Table A
Industrial sales, service, and storage			Table A
Junk/salvage yard			None
Lumberyard			Table A
Mail order sale warehouse	2 spaces for every 3 employees on the maximum shift	1.2 spaces for every employee on the maximum shift	Table A
Manufacturing, fabrication, assembly, processing, or packaging facility			Table A
Meat packing facility	1.0 / 1,000 GFA	1.5 / 1,000 GFA	Table A
Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility	3.3 / 1,000 GFA	4.0 / 1,000 GFA	Table A
Railroad switching yard	0.5 / 1,000 GFA	None	None
Sanitary landfill	2 spaces for every 3 employees on the maximum shift	1.2 spaces for every employee on the maximum shift	None

Use	Minimum Parking Required	Maximum Parking Requirement	Minimum Loading Requirement (see Sec. 04-04.E)
Sheet metal shop	2.0 / 1,000 GFA	2.5 / 1,000 GFA	Table A
Solid waste, compost facility		None	None
Solid waste, facility		None	None
Solid waste, transfer facility		None	None
Steel mill, foundry, and smelter		2.5 / 1,000 GFA	Table A
Storage and repair garage for public mass transit vehicles		None	None
Sulphur, cement, or rubber reclamation plants		2.5 / 1,000 GFA	Table A
Tow yard		2.5 / 1,000 GFA	None
Transit storage yard		None	None
Trucks, trailers, construction equipment, agricultural equipment sales, rental, leasing, outdoor storage		2.0 / 1,000 GFA	2.5 / 1,000 GFA
Warehouse- general	2 spaces for every 3 employees on the maximum shift	1.2 spaces for every employee on the maximum shift	Table A
Warehouse- live animals, explosives, or flammable gases and liquids			Table A
Welding shop			Table A
Yard for storage of contractors' equipment, materials, and supplies			None

11. Minimum Parking and Loading Requirements – Residential Uses.

Use	Minimum Parking Required	Maximum Parking Requirement	Minimum Loading Requirement (see Sec. 04-04.E)
Display Homes	2 spaces for every display home unit and 1 space for every office unit	None	None
Group residential facility	1 space for every 2 units	None	None
Dwelling, employee	1 space per unit	None	None
Dwellings, multiple-family	1.75 spaces for every living unit	None	None
Dwellings, single-family (including single-family earth sheltered)	2 spaces for every dwelling	None	None
Dwellings, two-family	1.75 spaces for every living unit	None	None
Group homes	1 space for each such use	None	None

12. Retail Centers are defined as a mixed use development that is owned and managed as a unit where one or more non-restaurant uses exist.

a.) Minimum parking for retail centers shall be calculated based on the following:

Center Size (Gross Floor Area in Square Feet)	Percentage Gross Floor Area in Restaurant Use		
	0 - 10%	11 – 20%	21 - 30%
Under 40,000	4.0 spaces per 1,000 GFA	4.25 spaces per 1,000 GFA	4.5 spaces per 1,000 GFA
40,000 – 100,000	4.25 spaces per 1,000 GFA	4.5 spaces per 1,000 GFA	4.75 spaces per 1,000 GFA
100,001 - 400,000	4.5 spaces per 1,000 GFA	4.75 spaces per 1,000 GFA	5.0 spaces per 1,000 GFA
Over 400,000	4.75 spaces per 1,000 GFA	5.0 spaces per 1,000 GFA	5.25 spaces per 1,000 GFA

(1) For retail centers that include a theater use with more than 250 seats, the minimum parking requirement for the theater portion of the development shall be parked as a stand-alone use.

(2) For retail centers with more than 30% gross floor area devoted to restaurant use, separate parking shall be provided for the portion of restaurant use in excess of 30%.

b.) Maximum Parking Permitted: Retail centers shall not contain more than 120% of the minimum number of spaces required except as permitted under Section 04-04.I. of this Article.

c.) Minimum Loading Requirements for Retail Centers: Retail centers shall provide loading spaces in accordance with Table A in Section 04-04.E. "Minimum Loading Requirements".

E. Minimum Loading Requirements.

When required in conjunction with uses specified elsewhere in this Section, loading spaces shall be provided in accordance with the following tables:

Table A

Gross Floor Area (sq. ft.)	Number of Minimum 10' x 40' Loading Spaces*
5,000 – 25,000	1
25,001 – 50,000	2
50,001 – 100,000	3
100,001 – 150,000	4
150,001 – 200,000	5
For each additional 100,000	1 additional loading space

* Each 10' x 40' loading space shall have a height clear of obstruction of not less than 14 ft.

Table B

Gross Floor Area (sq. ft.)	Number of Loading Spaces	
	10' x 25' min.	10' x 40' min.*
2,000 – 10,000	1	--
10,001 – 25,000	2	--
25,001 – 100,000	2	1
For each additional 100,000	--	1 additional

* Each 10' x 40' loading space shall have a height clear of obstruction of not less than 14 ft.

1. The Planning and Development Services Director shall determine the off-street loading space requirements for a use not specified, based upon the most similar use listed in the preceding Minimum Parking Requirements tables or using certified service/goods handling data for the specific use.
2. In calculating the required number of loading spaces, fractional spaces are rounded to the nearest whole number, with one-half (1/2) counted as an additional space.

F. Schedule of Off-Street Drive-Thru Stacking Requirements.

Off-street drive-thru stacking spaces shall be provided, at a minimum, in accordance with the following schedule and shall not interfere with vehicular or pedestrian circulation, or parking on the site. Where stacking space is provided in a single stacking lane, the stacking requirement shall be calculated as the sum of requirement for each feature that requires stacking.

1. Car Wash.

- a.) Full Service. One (1) space at each vacuum or wash station, plus four (4) additional stacking spaces for each wash bay lane.
- b.) Self-Service (drive-thru/automated). One (1) space in the wash bay, plus three (3) additional stacking spaces for each wash bay lane.
- c.) Self-Service (open bay). One (1) space per vacuum or wash bay, plus two (2) additional stacking spaces for each wash bay lane.

2. Vehicle Drying Area.

- a.) Full Service. Two (2) spaces per wash bay, located at the exit of the wash bay.
- b.) Self-Service. One (1) space per wash bay.

3. Financial Institution.

- a.) One (1) space at each drive-up service lane, plus five (5) additional stacking spaces for each service lane where there are two (2) or less service lanes.
- b.) One (1) space at each drive-up service lane, plus four (4) additional stacking spaces for each service lane when there are three (3) or more service lanes.
- c.) Drive-up Automated Teller Machine (ATM): One (1) space at each ATM, plus two (2) additional stacking spaces for each ATM.

4. Oil Change Facility. One (1) space in the service bay, plus two (2) additional stacking spaces for each service bay.

5. Retail Uses with Drive-Up Facilities. One (1) space for each drive-up service lane, plus two (2) additional stacking spaces for each service lane.

6. Restaurant with Drive-Up Facilities. One (1) space for each drive-up service lane, plus seven (7) additional stacking spaces for each service lane.

G. Joint Parking.

All parking spaces required by this UDC shall be located on the same parcel of land as the use to be served except as follows:

1. Parking for one (1) or more uses in a commercial or industrial district may be provided on a separate lot when said separate lot is within a similar zoning district type and within 400 feet of the use or uses to be served, as measured along a pedestrian walkway designed to allow pedestrians to safely access the use.
2. When two (2) or more owners agree to provide their required parking spaces jointly, the number of joint parking spaces shall be equal to the number of parking spaces required if each were to provide parking separately, unless otherwise stated in this Section.
 - a.) The Applicants for joint parking shall submit a joint parking plan and an appropriate legal instrument of agreement among the involved property owners for review by the Planning and Development Services Director.
 - b.) Such joint parking plan and agreement shall include language binding the owners of the properties and their successors and assigns to the agreement and limiting and controlling use of land to those uses and conditions accepted by the Planning and Development Services Director and agreed to by the owners of the properties involved.
 - c.) If the joint parking plan and agreement are found to conform to the requirements of applicable codes, laws, and ordinances, they shall be stamped accepted by the City of Chesterfield and returned to the Applicant. The Applicant shall record these accepted documents with the County Recorder of Deeds. Recorded copies of the accepted documents shall be provided to the City of Chesterfield prior to release of Municipal Zoning Approvals (MZAs) associated with the joint parking plan and agreement.

H. Deferral of Parking Construction.

An Applicant may request to defer the construction of the number of required parking spaces during the site plan, site development concept plan, site development section plan, or site development plan review process. A parking deferral means that some of the required parking spaces would not be provided until full build-out occurs, but that an area on the site would be reserved so that these spaces could be provided in the future upon demand or request by the City. Said demand would be made if the spaces were needed to meet the parking needs of the project.

1. Criteria for Parking Deferral. The Planning and Development Services Director may grant a deferral for construction of up to 50% of the off-street parking spaces required by this Section in an industrial district; 30% in a commercial district and any other district if an Applicant demonstrates:
 - a.) Trip generation characteristics and time of day usage characteristics for similar uses show that the parking spaces can be reduced without causing parking to overlap into other nearby developments or onto public streets.
 - b.) Vehicles owned by the occupants are characteristically different from the norm, or the proximity to employment, shopping, educational and transit developments is such that reduced auto usage would be anticipated.
 - c.) The immediate proximity to public transportation facilities serves a significant proportion of residents, employees, and/or customers.
 - d.) Operation of effective private or company car pool, van pool, bus or similar transportation programs with proof of continued financial viability.
 - e.) Evidence that a proportion of residents, employees, and/or customers utilize, have available or on a regular basis use bicycle or other transportation alternative commensurate with reduced parking requirements.
 - f.) Development will be in phases so that deferring the parking will have green space until further build-out. The site must meet all parking requirements based upon square-footage actually built.
2. Application. Applicants for deferral of parking shall provide a written statement which addresses how the proposal meets the applicable criteria. The application shall include a site plan depicting the total required parking on-site and the deferred parking area shall be labeled as reserved for future parking.
3. Landscaping. The land area delineated for deferred parking shall be shown on the plan with proposed finish grades and landscaping. Landscaping for the deferred parking area shall be as approved by the Planning and Development Services Director with the remainder of the site landscaped per City of Chesterfield Landscape Guidelines for the appropriate district. All landscaping shall be indicated on the plan submitted.
4. Notice of Change of Condition. The owner of the property, or their designated party, shall notify the City of any change in the conditions that was the basis for a deferral.

5. Construction of Deferred Parking Areas. The City may require the construction of parking in areas previously reserved at any time upon 60 days written notice. A parking deferral shall apply to the developer and all subsequent owners of said property and shall run with the land and be shown on all recorded plats. The plat shall state that the developer/owner and all subsequent owners grant the City, or its designated representative, authority to enter onto its property in the future to construct the deferred parking in the areas shown on the approved site plan if owners fail to take action 60 days after receiving written notice by the City. The costs incurred by the City shall be repaid by the owners or shall be placed as a special lien against the property. Development and construction by the City shall not be in lieu of a municipal zoning ordinance violation, but shall be in addition to any action taken for violation of provisions of this Section of the UDC.
- I. Modification of Standards. In order to ensure that adequate, but not excessive, parking is provided for a site, to promote environmental initiatives, and to support alternative modes of transportation, flexibility in parking through a modification to the requirements found herein may be requested.

An Applicant may request a modification of the requirements of this Section of the UDC by providing a Parking Demand Study, as defined below, that supports the request and demonstrates by clear and convincing evidence that the requested modifications are appropriate for the site and do not cause detriment to adjacent properties.

1. Applicability. A Parking Demand Study is required when an Applicant:
 - a.) Requests a reduction in the minimum parking requirements;
 - b.) Requests to exceed the maximum parking requirements;
 - c.) Requests any other modification to the standards of this Section.
2. Elements of a Parking Demand Study. The Parking Demand Study shall contain the following information as determined by the City of Chesterfield:
 - a.) The study shall be signed by a licensed professional engineer or certified planner.
 - b.) A plan which graphically depicts where the parking spaces, loading spaces, stacking area, and parking structures are to be located, as well as the onsite circulation for automobile, pedestrian, and bicycle movement.
 - c.) A report which demonstrates how any variations from this Section were calculated and upon what assumptions such calculations were based; and how everything shown on the plan complies

with, or varies from, applicable standards and procedures of the City.

- d.) The plan shall show all entrances and exits for any structured parking and the relationship between parking lots or structures and the circulation.
 - e.) The plan, supported by the report, shall show the use, number, location, and typical dimensions of parking for various vehicle types including passenger vehicles, trucks, vehicles for mobility-impaired persons, motorcycles, buses, other transit vehicles and bicycles.
 - f.) The plan, supported by the report, shall include phasing plans for the construction of parking facilities and any interim facilities planned.
 - g.) Whenever the Applicant requests (1) to reduce the number of required parking spaces, or (2) to exceed the maximum parking provided for in this Section, the required report shall document how the proposed parking was calculated and upon what assumptions such calculations were based.
 - h.) Such other information as determined by the Department to be necessary to process the Parking Demand Study.
3. Design Features and Review Criteria. Design features and review criteria including, but not limited to those listed below, will be reviewed when in conjunction with requests for modification to any of the requirements of this Section.
- a.) The Parking Demand Study provides sufficient number and types of spaces to serve the uses identified on the site.
 - b.) Adequate provisions are made for the safety of all parking facility users, including motorists, bicyclists and pedestrians.
 - c.) Sites are designed to minimize or alleviate traffic problems.
 - d.) Parking spaces are located near the uses they are intended to serve and shall provide safe and convenient access for pedestrian access to the facility.
 - e.) Adequate on-site parking is provided during each phase of development of the district.
 - f.) The development provides opportunities for shared parking or for other reductions in trip generation through the adoption of transportation demand management (TDM) techniques to reduce

trip generation, such as car pools, van pools, bicycles, employer transit subsidies, compressed work hours, and high occupancy vehicle (HOV) parking preference.

- g.) Reductions in the number of parking spaces should be related to significant factors such as, but not limited to:
 - (1) Shared parking opportunities;
 - (2) Hours of operation;
 - (3) The availability and incorporation of transit services and facilities;
 - (4) Opportunities for reduced trip generation through pedestrian circulation between mixed-uses;
 - (5) Off-site traffic mitigation measures;
 - (6) Recognized variations in standards due to the scale of the facilities;
 - (7) Parking demand for a specified use; and
 - (8) The provisions of accessible parking spaces beyond those required per the UDC.

4. Approval. Requests for modifications will be considered by the Planning and Development Services Director and may be approved if the requested modifications are appropriate to the site and do not cause detriment to the adjacent properties. If said request for modifications is approved, the property owner(s) involved in the Parking Demand Study shall submit a written agreement to the City of Chesterfield requiring that the parking facility and any associated transportation demand management (TDM) techniques shall be maintained without alteration unless such alteration is authorized by the Planning and Development Services Director. Such written agreement shall be approved by the City of Chesterfield and recorded by the property owner with the St. Louis County Recorder's Office prior to the issuance of a building permit, and a copy filed in the project review file.

- a.) Review Procedure. Requests for a reduction in the minimum parking requirement:
 - (1) The Planning and Development Services Director shall review, and may approve, requests for reduction for up to 20% of the minimum parking requirement.

- (2) Requests that exceed 20% shall be subject to the review and approval of the Planning Commission.
- (3) Requests to exceed the maximum parking requirement by 20% shall be subject to the review and approval of the Planning and Development Services Director.
- (4) Requests to exceed the maximum parking requirement by more than 20% shall be subject to the review and approval of the Planning Commission. Where Planning Commission approval is required for the proposed parking, the Applicant shall submit a statement that identifies measures to mitigate for the increase in parking area. Mitigation measures shall be subject to the review and approval of the Planning Commission and may include, but not be limited to, the following:
 - (a) Increased open space;
 - (b) Pervious pavements;
 - (c) Green roofs;
 - (d) Cool pavement materials;
 - (e) Structured parking; or
 - (f) Native vegetation.
- (5) Review of other modifications. Requests for modifications to the requirements of this Section, other than those listed above, shall be submitted to the Department for review and approval.

J. Previously Approved Reductions.

Developments with parking reductions approved by the City of Chesterfield prior to the enactment of this Section of this UDC shall be required to provide parking in accordance with the minimum parking requirements at the time the reduction was granted. Any property owner with a previously approved parking reduction wishing to apply "Minimum Parking for Retail Centers" may do so in lieu of utilizing the previously approved parking reduction. No property shall be permitted to utilize a parking reduction and the parking for retail centers option concurrently.

K. Supplementary Off-Street Parking and Loading Requirements.

In addition to the above parking and loading requirements, the following standards shall apply:

1. In all zoning districts, all parking and loading areas, including driveways, shall be paved, except in the "FP", "PS", "NU", "AG", "LLR", "E-1", "E-2" and "R-1" Districts, where the City of Chesterfield may approve an alternate dust-proofing method.
2. All areas for off-street parking and loading in the "C-2", "C-3", "C-4", and "C-7" Districts shall be so arranged that vehicles at no time shall be required to back into any street or roadway to gain access thereto.
3. For all non-residential uses, off-street parking and loading shall be so designed such that a single unit vehicle shall not be required to back into a vacant parking space or into a street or roadway in order to turn around or exit.
4. An area used for off-street parking spaces for five (5) or more vehicles, when located in any "PS" Park and Scenic, "NU" Non-Urban, "AG" Agricultural or residential district, shall not be closer to an adjoining "PS" Park and Scenic, "NU" Non-Urban or residential district than ten (10) feet. Said parking setbacks shall be effectively screened. Such screening shall consist of a sight-proof fence or wall, and such screening shall be not less than five (5) feet in height above the surface elevation of the parking area, except where sight distance regulations at street intersections require other arrangements. When requested by the property owner, the Department may approve the use of topographic features, landscaping, or a combination of fences, walls, topographic features or landscaping in lieu of fences or walls, where such alternates will achieve a comparable effect. The limitations of this paragraph may be modified in a development plan when authorized under a planned district procedure.
5. In a "C" commercial or "M" industrial district, no unenclosed parking or loading space or internal drive, except for ingress and egress drives, shall be closer to the street right-of-way than 15 feet. The area within 15 feet of the street right-of-way shall be landscaped as approved by the Department and such landscaping shall be adequately maintained. The limitations of this paragraph may be modified in a development plan when authorized under a planned district procedure.
6. In a "C" commercial or "M" industrial district, no unenclosed parking or loading space or internal drive shall be closer than ten (10) feet to any adjoining "PS" Park and Scenic, "AG" Agricultural, "NU" Non-Urban or residential district. Said parking setbacks shall be effectively screened. Such screening shall consist of a sight-proof fence or wall, and such screening shall be not less than five (5) feet in height above the surface elevation of the parking area, except where sight distance regulations at streets require other arrangements. When requested by the property owner, the Department may approve the use of topographic features, landscaping, or a combination of fences, walls, topographic features or

landscaping in lieu of fences or walls, where such alternates will achieve a comparable effect. Except for the screening provisions, the limitations of this paragraph may be modified in a development plan when authorized under a planned district procedure.

7. Required off-street parking, stacking and loading spaces shall not include spaces located in the floodplain or floodway, as determined by the City of Chesterfield, except when accessory to a permitted or conditional use in the "FP" Floodplain District.
8. All parking spaces required by this UDC shall be located on the same parcel of land as the use to be served except:
 - a.) Parking for one (1) or more uses in a commercial or industrial district may be provided on a separate lot from the use or uses to be served when said separate lot is within a similar zoning district type and within 300 feet of the use or uses to be served, as measured along a pedestrian pathway. When two (2) or more uses combine to provide the required parking space jointly, the parking space so provided shall equal the total space required if each were to provide parking space separately. Joint or remote parking areas provided in accordance with this paragraph shall be comprised of a minimum of 20 stalls except when provided in conjunction with uses in the "C-1" Neighborhood Business District. Such parking must be approved by the Planning and Development Services Director. Subsequent to approval, said parking plan and an appropriate legal instrument of agreement among the owners of the various properties involved shall be recorded with the County Recorder of Deeds, with a copy to be filed with the City of Chesterfield. Such recorded plans and agreement shall be binding upon the owners of the properties involved and their successors and assigns and shall limit and control the use of land included in the plan to those uses and conditions approved by an officer designated by the City of Chesterfield and agreed to by the owners of the properties involved.
9. Off-street parking areas shall provide ingress and egress to any public right-of-way only at such locations as approved by the City of Chesterfield.
10. No off-street parking space required under this UDC shall be used for any other purpose. Where a change in use creates greater parking requirements than the amount being provided, a Municipal Zoning Approval (MZA) shall not be issued unless provision is made for the increased amount of required off-street parking.

11. Where an addition is made to an existing use which does not comply with the parking requirements cited for such use, additional parking shall be provided in proportion to the addition.
12. The number of parking spaces required to be provided for physically handicapped persons shall be as set forth in the building code adopted by the City of Chesterfield City Council.
13. Tandem parking shall count as one (1) space.

Sec. 04-05. SIGN REQUIREMENTS

A. Purpose.

The purpose of the sign regulations provided herein are to encourage excellence in design of signs, fostering economic viability of the community, and provide safe and concise directional information designed to facilitate traffic flow. Signs shall be designed so as to protect motorists, bicyclists, and pedestrians from distractions that may cause accidents or other detrimental impacts.

Signs shall not overload the public's capacity to receive information, or cause visual confusion by interfering with pedestrian or vehicular traffic. Signs shall conform to the character of the community, enhance the visual harmony of development, and preserve the public health, convenience, welfare and/or safety within the City of Chesterfield by maintaining the high aesthetic quality of the community.

B. Scope of Provisions.

1. These regulations are supplemented and qualified by the regulations of the particular zoning district in which a sign may be located and by additional general regulations appearing elsewhere in this UDC which are incorporated as part of this Section by reference. This Section contains regulations applicable to all signs in all zoning districts.
2. Regulations for any signs may be made more restrictive in the conditions of the ordinance governing a particular Planned District or Special Procedure. Regulations may also be modified when a sign package is submitted and approved by the City of Chesterfield.
3. On the effective date of this UDC, no sign, except a sign presently so lighted, shall be illuminated by intermittent light sources. This prohibition shall not apply to signs displaying time and temperature, stock market quotes or the manual changeable copy on a sign.
4. When sign illumination is desired, it shall be arranged so as to not cast light directly from any source of illumination on any public right-of-way or on adjoining properties in the "NU" Non-Urban, "PS" Park and Scenic, "AG" Agricultural or any residential district.

- C. Permits and Municipal Zoning Approvals (MZAs) for Signs.
1. Unless excepted by these regulations or the City of Chesterfield Building Code, no sign shall be erected, constructed, posted, altered, enlarged, maintained, or relocated until an MZA has been issued by the Department and a sign permit issued by St. Louis County Department of Public Works. Before any MZA is issued, an application, provided by the Department, shall be filed, together with drawings and specifications as may be necessary to fully advise and acquaint the Department and St. Louis County Department of Public Works with the location, construction, materials, manner of illuminating, and securing or fastening, and the wording or delineation to be carried on the sign. All signs that are to be illuminated by one (1) or more sources of artificial light shall require a separate electrical permit and inspection conducted by St. Louis County Department of Public Works.
 2. Structural and safety features and electrical systems shall be in accordance with the requirements of the City of Chesterfield Building Code or any applicable building codes being enforced by the City of Chesterfield. No sign shall be approved for use unless it has been inspected by the Department issuing the permit and is found to be in compliance with all the requirements of this UDC and applicable technical codes. Signs found to be in violation of the requirements of this UDC and/or applicable technical codes and which are determined to be a danger to public health and safety may, after 15 days of an inspection determining said violation and after notification to the property owner, be dismantled and removed by the City of Chesterfield. The expense for such action shall be charged to the owner of the property on which the sign is erected and shall be filed as a special lien thereon.
 3. Planning Commission Approval. The proponent of a sign subject to Planning Commission Approval as set out in subsequent sections shall file with the Department, in addition to those document requirements specified in Section 04-05.C. of this Article, a written statement addressing the following information:
 - a.) The underlying business, directional, or informational purpose of such a sign.
 - b.) Why such a sign should exceed the maximum height and/or outline area specification for a particular sign in order to accomplish the underlying purpose as stated in item a.) above.
 - c.) What the proponent of such a sign believes the adverse impact may be upon the underlying business, directional, or informational purpose of such a sign if the proponent is compelled to reduce the height and/or outline area of such a sign to within the maximum

height and/or outline area specification for any one (1) sign and the factual basis supporting such belief.

- d.) The approximate distance the proposed sign will be from other existing or planned structures visible or planned to be visible within a radius of 1,000 feet from said sign, identifying such structures with sufficient particularity to enable the Planning Commission to determine whether there is a reasonable likelihood of an adverse public health, convenience, welfare and/or safety impact within the 1,000 foot radius area while maintaining the high aesthetic quality of said area.
- e.) What steps, if any, the proponent has taken to integrate the design with the surrounding environment including, but not limited to, use of colors and materials, size and character of typeface(s), regularity of overall shape, type of illumination, orientation and situation of such a sign in order to minimize the amount of visual clutter, and to avoid the distraction to pedestrians and motorists beyond that necessary to convey the underlying business, information, or directional purpose of said sign.
- f.) If no steps (referred in item e.) above) have been taken, provide information as to why such steps should not be required of the Applicant.
- g.) Any other information, such as length of frontage, special speed limit or topographic considerations, that the proponent deems pertinent to the approval of such a sign request.

D. Sign Package Submittals.

- 1. The purpose of a sign package is to provide comprehensive, complementary and unified signage throughout a single development or contiguous lots under common ownership. If a sign package exists for a multi-lot development or subdivision, then individual lots within that subdivision or development may not submit their own, separate sign package. In addition, developments of a certain size, quality, or mix of uses may require special signage consideration. Therefore, in order to encourage superior design, quality and character, comprehensive sign packages allow for specialized review of signs and flexibility from standard signage requirements.
- 2. When a sign package is requested for a proposed or existing development, the criteria for signs, as provided for in this Article, may no longer be applicable in its entirety or portions thereof. The reasons for the requested modification is to provide for flexible sign criteria that

promotes superior design and is tailored to a specific development which may vary from general ordinance provisions.

3. Consideration of flexibility in sign criteria is based on a number of review factors including, but not limited to, the physical impact of the proposed comprehensive sign package, the quality of the proposed comprehensive sign package, and mitigation of unfavorable conditions such as excessive signs, light spillover from signs, height, and other related conditions and potentially negative impacts.
4. When a sign package is requested for a development, the following shall be submitted to the Department:
 - a.) A narrative detailing the reasoning for the Sign Package request and why it will enhance the proposed development above what would be permitted through the City of Chesterfield UDC.
 - b.) The maximum number of proposed signs.
 - c.) Location, size, height, construction material, and placement of all proposed signs.
 - d.) General elevations of all proposed freestanding, monument, wall, and any other sign that requires City of Chesterfield approval.
 - e.) Illumination Level, Color and Type. Illumination shall conform to the Section 04.03 of this Article "Lighting Standards".
 - f.) Dimensions, height, square footage of all existing signs or note that none exist for both freestanding and attached signs (submit picture of all existing signage).
 - g.) Material specifications for proposed signs including sign materials and colors.
 - h.) Landscaping of any freestanding or monument signs.

E. Sign Regulations – Area and Height Computations.

The following regulations shall govern the computation of sign area and height computations:

1. Freestanding Sign – Outline Area.
 - a.) The outline area of a freestanding sign shall include the area within a continuous perimeter of a plane enclosing the limits of writing, graphic representation, logo, or any figure or similar character together with the outer extremities of any frame, or other material or color forming an integral part of the display

which is used as a background for this sign. The area of a freestanding sign of individually cut out writing, graphic representation, logo, or any figure or similar character which is not enclosed by framing, and which projects from a sign support or main body of a sign, is the sum of the areas of all of the triangles or parallelograms necessary to enclose each writing, graphic representation, logo, or any figure or similar character, including the space between individual letters comprising a word, but not including the space between individual words.

- b.) The outline area of a freestanding sign shall not include the necessary supports for the sign when such supports do not extend above the sign and are not a part of the overall design of a sign. The outline area of a freestanding sign shall also not include the area between separate cabinets or modules of such sign or any pole covers, lighting fixtures, or landscaping provided they contain no writing, graphic representation, logo, or any figure or similar character.

2. Freestanding Signs – Height.

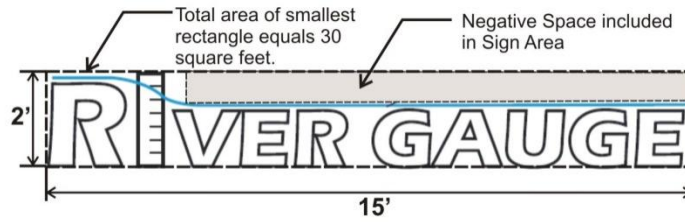
- a.) Except as may be specifically noted in these regulations, setbacks for all signs shall be governed by the minimum setback yard requirements in each particular zoning district.
- b.) Freestanding business signs shall not exceed the maximum allowed height above the ground elevation. The ground elevation of freestanding signs shall be measured at the elevation of the adjacent street or the average existing finished ground elevation at the base of the sign, whichever is higher.
- c.) The height of all signs on comer lots shall not exceed three (3) feet above the elevation of the adjacent street pavement when located within the sight distance triangle.

3. Attached Sign – Outline Area.

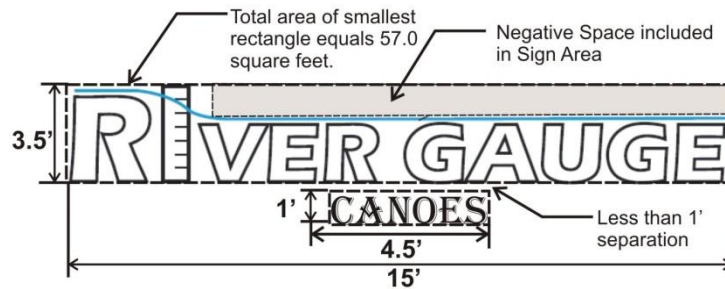
The size of attached wall signs shall be measured in the following manner:

- a.) The outline area of an attached sign shall include all lettering, graphic representation, logo, design or any figures together with the background whether open or enclosed upon which they are displayed.

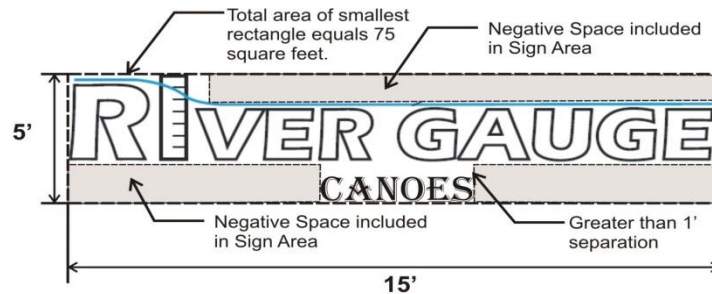
- b.) A sign consisting of individually cut out writing is measured as the total area of a rectangle or square enclosing all words. This includes any negative space.



- c.) A sign with multiple lines of wording, where the lines are one (1) foot or less apart from each other, shall be measured as the area enclosing the wording on the first line plus the area enclosing the wording on subsequent lines.

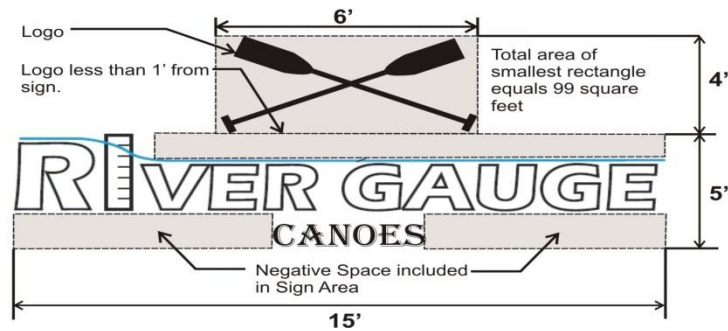


- d.) A sign with multiple lines of wording where the lines are greater than one (1) foot apart shall be measured as the total area of the smallest rectangle or square enclosing all words.

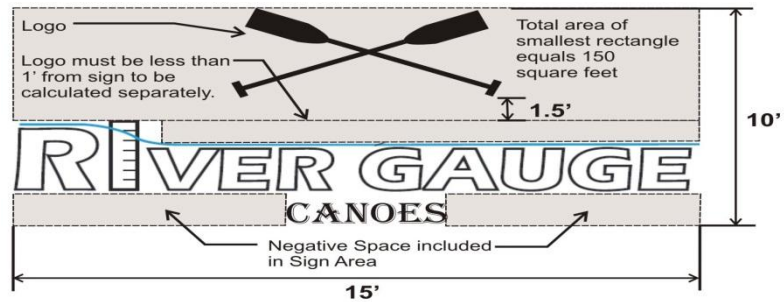


e.) Logos or other graphic representation:

- (1) When an attached wall sign includes a graphic representation or logo located one (1) foot or less directly above individually cut out writing, the outline area shall be calculated as the sum of the area within the limits of writing plus the area within a rectangle or square enclosing the graphic representation or logo.



- (2) When an attached wall sign includes a graphic representation or logo located more than one (1) foot directly above individually cut out writing or when a logo or graphic representation is located on either side of individually cut out writing, the outline area shall include the area within a rectangle or square, which completely contains all the sign's letters, logos, figures, designs, graphic representations or symbols.



4. Outline Area - Double-Faced Signs. Only one (1) side of a double-faced sign shall be included in the sign area. Double-faced signs shall include those signs where the sign face is parallel or where the interior angle formed by the faces of a V-shaped sign is 60 degrees or less. If the two (2) faces of a double-faced sign are of unequal area, the area of the sign shall be the area of the larger face.

5. Sign Area on Walls of Circular Buildings and Other Buildings with Curved Wall Surfaces.
 - a.) The area constituting a single wall of a circular building shall be designated by the owner on a portion of the wall, but shall be limited to be determined by multiplying three-fourths (3/4) of the diameter of an area of the building by the average height of the exterior walls of the building at the finished ground elevation of the building.
 - b.) The area contained on a single wall of a non-circular building with continuous curved wall surfaces shall be designated by the owner on a portion of the wall but shall be limited to an area determined by multiplying three-fourths (3/4) of the average diameter of the building by the average height of the exterior walls of the building at the finished ground elevation of the building.
 - c.) The area contained on any single curved wall of a building that is not totally circular or is not composed of a continuous curved wall surface shall be determined by multiplying the shortest distance between the two (2) ends of the arc forming the curved wall surface by the average height of the exterior walls of the curved wall surface at the finished ground elevation of that surface.
 - d.) The horizontal length of any single wall of a building that is characterized by the multiple curved wall surfaces or other irregular wall surfaces shall be measured as a straight line extending between both edges of the wall.
6. Outline Area - Exceptions. The total outline area for any freestanding signs shall be exclusive of any decorative trim. Said trim shall not exceed 30% of the outline area as determined in accordance with Section 04-05.F.1. of this Article.

F. Sign Regulations – Permanent Signs.

The following provisions shall govern the erection of all permanent signs, together with their appurtenant and auxiliary devices with respect to size, number, height, location and construction.

1. General Provisions.
 - a.) Permitted business, information, and directional signs may either be a flat sign permanently affixed to the face of a building, awning or canopy or be freestanding. Business information and directional signs affixed to buildings shall not project above the eave line of the roof except as an integral roof sign.

- b.) Permitted information or directional signs may be flat signs permanently affixed to a boundary wall or fence. However, other than a horizontal projection of not more than six (6) inches, such signs shall not project beyond the surface of the boundary wall or fence.
- c.) All freestanding signs shall be located as not to impair the visibility of any official highway sign or marker and no business sign shall be so placed as to unnecessarily obstruct the visibility of any other business sign.

2. Business and Identification Signs – Freestanding.

- a.) General. Subject to other provisions of this Section, each developed lot may have no more than one (1) freestanding business sign facing each roadway on which the lot has frontage regardless of the number of buildings upon the lot. Furthermore, each building regardless of the number of lots upon which it may be located, shall have no more than one (1) freestanding business sign facing each roadway on which its lot or lots has frontage. For the purpose of these regulations, an aggregation of two (2) or more structures connected by a wall, firewall, facade or other structural element, except for a sidewalk, shall constitute a single building.

The height of all business and identification signs shall not exceed six (6) feet when located within the minimum front yard setback of a particular zoning district.

- b.) Specific Regulations and Exceptions.
 - (1) A freestanding business sign shall not exceed six (6) feet in height above the average existing finished grade at the base of the sign, or the elevation of the adjacent street, whichever is higher. The total outline area per face shall not exceed 50 square feet or twenty-five one hundredths (0.25) square feet of signage per linear foot of street frontage up to 100 feet of street frontage and one-tenth (0.1) square foot of signage per linear foot of street frontage thereafter, whichever is less (see exceptions below).
 - (2) Said sign face shall be attached to a proportionate enclosed base, integrated planter or structural frame, the width of which shall be a minimum of one-half ($\frac{1}{2}$) the width of the widest part of the sign face. The bottom of the sign face shall not exceed a height of three (3) feet above the average existing finished grade at the base of

the sign, or elevation of the adjacent street, whichever is higher. An enclosed sign base or integrated planter shall not be required if the sign face is within one (1) foot of the average finish grade at the base of the sign.

Exceptions:

- (a) For each additional four (4) foot setback from the minimum yard requirement, one (1) additional foot may be added to the sign height to a maximum of ten (10) feet above the average existing finished grade at the base of the sign or elevation of the adjacent street, whichever is higher. However, at no time shall the bottom of the sign face exceed a height of three (3) feet above the average existing finished grade at the base of the sign or the elevation of the adjacent street, whichever is higher, or;
 - (b) The maximum outline area and/or height of any freestanding business sign may be increased to a maximum of 100 square feet in outline area and/or 20 feet in height above the average existing finished grade elevation at the base of the sign or elevation of the adjacent street, whichever is higher, with no height restriction for the bottom of the sign face subject to Planning Commission approval as outlined in Section 04-05.C. of this Article.
- (3) An individual lot having a minimum of 850 feet of frontage on any roadway, and a minimum size lot of 20 acres or more, shall be allowed two (2) freestanding business signs on each roadway frontage exceeding 750 feet of frontage. However, a minimum of 400 feet shall separate the two (2) permitted signs.

In lieu of the two (2) permitted freestanding signs, one (1) freestanding business sign may be permitted, the maximum outline area of which may be increased to 150 square feet, subject to Planning Commission approval as outlined in Section 04-05.C.3. of this Article "Planning Commission Approval".

- (4) A single commercial or industrial development or subdivision which is in excess of 20 acres in size shall be permitted a project identification sign at each main entrance to the subdivision or development identifying the

name of the project and/or containing a directory of tenants. The sign may include the name and/or logo of the development or subdivision. Such sign may be located on any platted lot or common ground of a development or subdivision or any unplatted portion of the development or subdivision identified as part of a particular development on an approved preliminary plat, site development concept plan, site development section plan, or site development plan.

- (5) A project identification sign shall not exceed six (6) feet in height above the average existing finished grade at the base of the sign or elevation of the adjacent street, whichever is higher, with the total outline area per face not to exceed 50 square feet or twenty five one hundredths (0.25) square feet of signage per linear foot of street frontage up to 100 feet of street frontage and one tenth (0.1) square foot of signage per linear foot of street frontage thereafter, whichever is less.

Exceptions:

- (a) For each additional four (4) foot setback from the minimum yard requirement, one (1) additional foot may be added to the sign height of a project identification sign to a maximum of ten (10) feet above the average existing finished grade at the base of the sign or elevation of the adjacent street, whichever is higher. However, at no time shall the bottom of the sign face exceed a height of three (3) feet above the average existing finished grade at the base of the sign or the elevation of the adjacent street, whichever is higher; or,
- (b) The minimum outline area and/or height of any project identification sign may be increased to a maximum of 100 square feet in outline area and/or 20 feet in height above the average existing finished grade elevation at the base of the sign or elevation of the adjacent street, whichever is higher, with no height restriction for the bottom of the sign face subject to Planning Commission approval as outlined in Section 04-05.C.3. of this Article "Planning Commission Approval".
- (6) Commercial, industrial or mixed-use subdivisions of ten (10) lots/units or more that are less than 20 acres shall be permitted a subdivision identification sign at each main

entrance to the subdivision and may include the name, logo and/or the directory of tenants of the subdivisions. Such sign shall not exceed 50 square feet in outline area per face, nor extend more than six (6) feet above the average existing finished grade at the base of the sign or elevation of the adjacent street, whichever is higher. Commercial, industrial or mixed-use subdivision identification signs shall be located within an easement on any platted lot or on common ground of subdivision. Such sign may also be located on any unplatted portion of the subdivision identified as part of a particular development on an approved preliminary subdivision plat, site development concept plan, site development section plan, or site development plan. No subdivision identification sign shall be permitted for a development permitted a project identification sign.

- (7) Developments over 20 acres located adjacent to major arterials may increase the height and the size of the project identification sign by decreasing the number of permitted project identification signs with approval of the Department. The maximum size of one (1) sign utilizing this section shall be 30 feet in height and 150 square feet of outline area per face. Total square footage is not to exceed the original allowed by the Planning Commission.
 - (8) Landscaping. All permanent freestanding signs shall have landscaping, which may include, but not be limited to, shrubs, annuals, and other materials, adjacent to the sign base or structural supports. If the outline area and/or a height increase for any permanent freestanding sign is requested, the required landscaping for such a sign will be subject to Planning Commission approval.
- c.) A service station shall be permitted one (1) separate price sign attached to the same structure of any one (1) permitted freestanding business sign on the lot or lots on which the use may be located. The outline area of a separate price sign shall not exceed 20 square feet per face.
 - d.) A movie theater shall be permitted one (1) additional freestanding business sign, with manual changeable copy only, facing each roadway on which the lot containing the movie theater has frontage. All size requirements as provided for in Section 04-05.F. of this Article shall apply.

3. Business Signs – Attached to Wall.

a.) General Provisions.

- (1) Subject to the specific regulations set out below, each business occupying a tenant space or being the sole occupant of a freestanding building shall have no more than one (1) attached business sign on any two (2) walls of a building that are exterior walls of the particular building or tenant space. In addition to identifying a particular business, such signs may be used for the name and logo of the building or development project.
- (2) The outline area of each sign shall not exceed five percent (5%) of the wall area of the business on which said sign is attached. No business sign shall exceed 300 square feet in outline area.
- (3) Countable wall area shall include the entire surface of a wall, such as gable and similar areas, and the vertical face of a mansard roof, whether real or artificial, which extends above the wall of the business on which the sign is attached. However, the countable area of mansard roofs shall be limited to the area not greater than six (6) feet above the eave line of the roof times the length of associated wall.

Example: Where "Z" equals the maximum square footage of a wall sign. The height of a building "Y" is multiplied the width of a building "X" to provide the total square footage of the façade. This value is then multiplied by 0.05 or 5% to provide "Z" the maximum signage square footage. See Illustration A:

Illustration A.



b.) Specific Regulations and Exceptions.

- (1) For a business being the sole occupant of a building located on a corner lot or a lot with double frontage, said business may have one (1) attached business sign on any three (3) walls of a building that are exterior walls.
- (2) Where a lot or parcel of land is developed with more than one (1) building, interior buildings shall be permitted the same type and number of wall signs on the interior buildings as are allowed on peripheral buildings. The mounting requirements of the permitted signs shall be the same as any attached business sign.
- (3) In buildings containing single or multiple tenants where public access to individual tenant space(s) is gained via interior entrances, said building shall be allowed no more than one (1) attached business sign on any two (2) walls having roadway frontage. Said attached business signs shall be the same, each identifying either the building or major tenant.
- (4) Individual letters (exclusive of words), a symbol or graphic logo pertaining to a business on premises, may be painted or otherwise permanently affixed to the surface of an awning or canopy. The outline area of the message shall not exceed 15% of the horizontal projection in elevation of the exterior surface of the awning or canopy. Said message outline area, when utilized as a design accent only as described above, shall not be counted toward the allowable outline area for a business sign.
- (5) Where a multi-tenant building contains both public access to individual tenant space(s) via interior entrances and an additional exterior access point(s) that services only one tenant, signage may be permitted above said exterior access point of the tenant. This signage is in addition to the exterior signage permitted in subsection (3) above. The outline area of each sign shall not exceed five percent (5%) of the wall area of the business on which said sign is attached. No business sign shall exceed 300 square feet in outline area.

4. Directional Signs.

- a.) Directional signs shall not exceed ten (10) square feet in outline area per facing. Freestanding directional signs shall not extend more than six (6) feet above the elevation of the adjacent street

or elevation of the average existing finished grade at the base of the sign, whichever is higher.

- b.) The height of all directional signs shall not exceed three (3) feet when located within the minimum front yard setback of each particular zoning district.
- c.) No directional sign shall be located on or over a public right-of-way without approval of the City of Chesterfield, and/or St. Louis County Department of Highways and Traffic, and/or the Missouri Department of Highway and Transportation as applicable.

5. Advertising Signs (Billboards).

- a.) Advertising signs (subsection 5. refers to Billboards only) are permitted in the Planned Commercial District, Planned Industrial District, and "MXD" Mixed Use Development District if permitted in the conditions of the ordinance governing the particular planned district.
- b.) Advertising signs shall not exceed 800 square feet in outline area, nor extend more than 35 feet above the elevation of the adjacent street. Subject to more restrictive regulations of the zoning district in which it is located, an advertising sign shall not be located closer than 100 feet to any other advertising sign or building, nor within 50 feet of any "PS" Park and Scenic or any residentially zoned property or any property line of any "NU" Non-Urban zoned property, nor within ten (10) feet of any side or rear property line. Not more than one (1) advertising sign shall be permitted on one (1) structure, except that where a structure is located perpendicular to the street right-of-way, two (2) sign facings shall be permitted in each direction.
- c.) No outdoor advertising sign shall be located within 50 feet of any roadway right-of-way line, except that where existing buildings on immediately adjacent tracts (on both sides) are located closer to the roadway right-of-way than 50 feet, an advertising sign may be placed within the average setback of the existing buildings on each side of the advertising sign. Where a building on an adjacent tract exists on one (1) side only, located closer to the roadway right-of-way than 50 feet, an advertising sign may be placed within the average setback of the existing building and the 50 foot setback required by these regulations.
- d.) Notwithstanding the regulations as set out above, all Advertising Signs (Billboards) must be in conformance with Chapter 226.500 through 226.600 RSMo. as amended.

- e.) Separation from Other Zoning Districts. No advertising sign shall be located within 1,000 feet of any "NU" Non-Urban District, "AG" Agricultural, residential districts, or "PS" Park and Scenic District zoned tract, or any tract subject to the Landmark and Preservation Area Special Procedure.
- f.) Separation from Other Advertising Signs. No advertising sign shall be erected within five (5) miles of any existing sign on the same side of the highway. No sign shall be located in such a manner as to obstruct or otherwise physically interfere with the effectiveness of any official traffic sign, signal, or device, or obstruct or physically interfere with motor vehicle operators' view of approaching, merging, or intersecting traffic. The separation requirements between advertising signs outlined in this subsection shall be measured perpendicular to the centerline off the subject highway. The separation distance shall apply only to advertising sign structures located on the same side of the subject highway.
- g.) Lighting. No revolving or rotating beam or beacon of light that simulates any emergency light or device shall be permitted as part of any advertising sign. No flashing, intermittent, or moving light or lights shall be allowed. External lighting, such as floodlights, thin line and gooseneck reflectors may be permitted in the conditions of the ordinance governing a particular planned or mixed use district, provided the light source is directed upon the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the public right-of-way. Lights shall not be of such intensity so as to cause glare, impair the vision of the driver of a motor vehicle, or otherwise interfere with a driver's operation of a motor vehicle. No sign shall be so illuminated that it interferes with the effectiveness of, or obscures, an official traffic sign, device, or signal, nor shall any sign illumination cast light on adjacent properties.
- h.) In accordance with the authority granted to the City pursuant to H.B. 831, 89th General Assembly (1997), the following regulations shall apply to all billboards and outdoor advertising structures, within the meaning of H.B. 831 and sections 226.500 to 226.600, R.S.Mo., which are placed or proposed to be placed at any location within the view of any Federal, State, interstate, primary or other highway within the City:
 - (1) No outdoor advertising structure or billboard shall be erected or maintained which exceeds 15 feet in height above ground level.
 - (2) No outdoor advertising structure or billboard shall be erected or maintained within the view of any Federal,

State, interstate or primary highway at a distance of less than five (5) miles from any other outdoor advertising structure or billboard within the City which is visible to persons traveling in the same direction on such highway.

- (3) No outdoor advertising structure or billboard, other than on-premises signage specifically regulated pursuant to other provisions of the UDC of the City of Chesterfield, shall be lighted or artificially illuminated after dark in any manner visible from any location outside the right-of-way of the highway from which the outdoor advertising structure or billboard is visible.

6. Informational Signs.

- a.) Informational signs shall not exceed 16 square feet in outline area per facing. Freestanding informational signs shall not extend more than six (6) feet above the elevation of the adjacent street or elevation of the average existing finished grade at the base of the sign, whichever is higher.
- b.) No informational sign shall be located on or over a public right-of-way without approval of the City of Chesterfield, and/or St. Louis County Department of Highways and Traffic, and/or the Missouri Department of Highway and Transportation as applicable.
- c.) The height of all informational signs shall not exceed six (6) feet when located within the minimum front yard setback of each particular zoning district.
- d.) Outdoor public artwork or public art displays are permitted one (1) information sign. Signage shall not exceed three (3) feet in height, from grade to top of sign, and the sign face shall not exceed 10 inches by 10 inches or 5 inches by 20 inches in outline area. Requests for modification to the size limitation shall be reviewed by the City of Chesterfield City Council. Said modification shall require a two-thirds (2/3) vote of the City Council.

7. Residential Subdivision Identification Signs. Residential subdivisions of ten (10) lots/units or more shall be permitted a subdivision identification sign at each main entrance to the subdivision and may include the name or logo or both of the subdivision. Such sign shall not exceed 50 square feet in outline area per face, nor extend more than six (6) feet above the average existing finished grade at the base of the sign or elevation of the adjacent street, whichever is higher. Residential subdivision identification signs shall be located within an easement on any platted lot or on common ground of a subdivision. Such sign may also be located on any

unplatted portion of the subdivision identified as part of a particular development on an approved preliminary subdivision plat or site development concept plan, site development section plan, or site development plan.

8. Supplementary Regulations.

a.) Church or House of Worship.

(1) A church or house of worship located in any district shall be permitted one (1) freestanding identification sign. However, a church or house of worship, which has a minimum frontage of 400 feet on each of two (2) or more roadways, shall be permitted one (1) freestanding identification sign on each of two (2) such roadways. Said identification sign height shall be in accordance with Section 04-05.G. of this Article "Sign Regulations-Permanent Signs". The copy portion of such sign shall not exceed 50 square feet in area, exclusive of one (1) separate religious symbol without lettering, which may have an additional outline area not exceeding 20 square feet.

(2) A church or house of worship shall have no more than one (1) attached identification sign with the size requirements in accordance with Section 04-05.G. of this Article "Sign Regulations- Permanent Signs".

(3) A church or house of worship within the City of Chesterfield is permitted to have two (2) off-site directional signs, not to exceed six (6) square feet. The sign message shall be limited to church name and location/direction. A permit is required for all church signs. If the sign is not maintained, the City will require its repair or removal.

b.) Hospitals, public park and recreation facilities, schools, libraries, auditoriums, and similar institutions for public assembly having a minimum frontage of 250 feet on a roadway shall be permitted one (1) freestanding identification sign not to exceed 50 square feet in outline area per face on each roadway meeting the above minimum frontage requirements. Said identification sign height shall be in accordance with Section 04-05.G. of this Article "Sign Regulations-Permanent Signs".

Each hospital, public park and recreation facility, school, library, auditorium, or other similar institutional use, shall have no more than one (1) attached identification sign with the size

requirements in accordance with Section 4-05.G. of this Article "Sign Regulations-Permanent Signs".

- c.) Window signs may be placed on any window in addition to other permitted signs. However, the outline area of said signs, whether temporary or permanent, shall occupy no more than 40% of the outline area of any window on the ground or first floor level of the building and no more than 20% of any window on any other level of the building. A sign permit shall not be required for any window sign.
- d.) Signs placed on vending machines, express mailboxes, or service station pumps advertising products sold or services offered from the particular machine, mailbox, or pump are permitted. However, no vertical or horizontal projection greater than six (6) inches from the surface of the machine, mailbox, or pump is permitted. Any other sign placed on the machine shall be considered as an advertising, business, directional, or information sign, subject to the regulations of the zoning district in which such sign is located.
- e.) A restaurant with a drive-up or drive-through food pick-up facility may have either one (1) freestanding or one (1) wall menu sign not to exceed 32 square feet in area associated with the order station. No freestanding menu sign shall exceed eight (8) feet in height or width or be illuminated in any manner other than from an internal source.
- f.) A financial institution with an outdoor automatic teller or similar facility may have either one (1) freestanding or one (1) wall sign not to exceed 16 square feet in outline area associated with the facility. No freestanding sign for such a facility shall exceed eight (8) feet in height or width or be illuminated in any manner other than from an internal source.
- g.) A service station with a canopy may have no more than one (1) sign which may include the name and logo of the business and one (1) sign which may include the words "self-service" and "full service" attached on each of any two (2) sides of the vertical face of the canopy, excluding canopy supports. The outline area of each sign shall not exceed ten (10) square feet in outline area. Each sign shall be a flat sign permanently affixed to the vertical face of the canopy and shall not project above or below the vertical face of the canopy more than one (1) foot. No projection shall be permitted from any other side of the vertical face of the canopy. Such signs shall only be illuminated by internal and non-intermittent light sources. For service stations located on corner lots, such signs may be located on each of any three (3) sides of the vertical face of the canopy, excluding canopy supports.

- h.) In addition to other freestanding or attached wall signs in this Section, an individual lot or project may have a sign displaying time and temperature, and/or stock market activity not to exceed 24 square feet in outline area per face. Such sign may be attached to the same structure of any permitted freestanding business sign, or may be a flat sign permanently affixed to the face of a building. When affixed to a building, such sign shall not project above the eave line of the roof.

G. Sign Regulations – Temporary Signs and Attention-Getting Devices.

The provisions of this Section shall govern the erection of all temporary signs and attention-getting devices, together with their appurtenances, with respect to size, height, location, and construction.

1. General.

- a.) A sign not permanently affixed to a vehicle or trailer, which is parked or located such that the primary purpose is to display such sign, is prohibited. This prohibition shall not apply to signs or lettering on buses, trucks, or other vehicles while in use in the normal course of business.
- b.) For the purpose of these regulations, a temporary sign shall be considered any sign permitted for a duration not to exceed one (1) year.

2. Advertising or Informational Signs (on-premises). The following provisions shall govern the erection of all temporary advertising/informational signs and appurtenances with respect to size, height, location and construction.

- a.) Banners. Commercial banners, except those used for real estate leasing, affixed to a fence or wall or similar structure are allowed in conjunction with a special promotion or grand opening with a temporary sign authorization. The use of a banner in conjunction with a grand opening shall be limited to a 15 day period. Banners used for special promotions shall be limited to 30 days per calendar year for each business. Said banner shall not exceed 50 square feet in outline area.
- b.) Flags. One (1) commercial flag incorporating a business name and/or logo may be flown in conjunction with a flag display in all Commercial, Industrial and Mixed Use Development Districts. One (1) commercial flag incorporating a business name and/or logo used in conjunction with a flag display may be flown in the "NU" Non-Urban District, "AG" Agricultural and all residential districts operating under a Conditional Use Permit. A minimum of three (3)

flags, including a local, State or National flag in addition to one (1) permitted commercial flag shall constitute a flag display. All flag lengths, excepting the National flag, shall not exceed ten (10) feet, with a pole height not to exceed 40 feet. An MZA and building permit is required prior to erecting any flag pole.

- c.) Garage Sale. Garage sale signs may be erected on premises in the "NU" Non-Urban District, "AG" Agricultural and all residential districts only. A temporary sign authorization is not required for garage sale signs.
- d.) Public Information Signs. Freestanding public information signs are allowed in any zoning district with a temporary sign authorization. Said signs shall not exceed 32 square feet nor extend more than ten (10) feet above the elevation of the street adjacent, or the average existing finished grade at the base of the sign, whichever is higher. The height of any public information sign shall not exceed six (6) feet when located in the minimum front yard setback of a particular zoning district.
- e.) Sandwich Boards. Sandwich boards, not to exceed eight (8) square feet per face, may be used to convey commercial messages in all Commercial Districts, Industrial Districts and "MXD" Mixed-Use Development Districts. A sandwich board shall be considered as an incidental sign, and therefore, should not be visible from off-site. At no time shall a sandwich board block a public walkway. An MZA is not required for a sandwich board.
- f.) Window Signs. Window signs may be placed on any window in addition to other permitted signs. However, the outline area of the signs, whether temporary or permanent, shall not exceed 40% of the window for which it is placed on the first floor and shall not exceed 20% of any window for which it is placed on any other level of the building. The method for calculating area shall be as provided for in Section 04-05.F.3 of this Article. An MZA shall not be required for window signs.
- g.) Living or Human Signs associated with a commercial or retail business or activity are permitted on the premises of the business for which the advertising is for. The maximum size of a sign that may be held by an individual is three (3) square feet. These signs do not require an MZA and are not permitted off-site, or within the right-of-way.

3. Advertising or Informational Signs (off-premises).
 - a.) General. Temporary off-premises advertising/informational signs, such as portable signs attached to vehicles, are prohibited by the provisions of these regulations.
 - b.) Specific Regulations and Exemptions. Banners and freestanding public information signs which convey public, not-for-profit, or civic information are permitted with a temporary sign authorization. Street banners shall not exceed 30 inches by 84 inches per face. Freestanding public information signs shall not exceed 32 square feet in outline area or ten (10) feet in height above the elevation of the adjacent street, or average existing finished grade at the base of the sign, whichever is higher. Signs that are accessory to signage for a civic, non-commercial event shall be subject to Department approval.
4. Political Signs - Political Campaign Signs Announcing the Candidates Seeking Public Political Office and Other Pertinent Data. The maximum area for any one (1) sign shall be eight (8) square feet, with a total area of 16 square feet permitted for each lot or unit. These signs shall be erected only on private property and shall be removed within seven (7) days after the election for which they were made.
5. Temporary Off-Premise – Directional Signs.
 - a.) Temporary off-premise directional sign(s) shall be allowed for businesses where recent changes in traffic patterns adversely affect access to said business, as determined by the Department. Said temporary direction sign(s) may be erected for a period not to exceed six (6) months following completion of construction.
 - b.) Said temporary directional sign(s) shall not exceed ten (10) square feet in outline area per face, nor extend more than six (6) feet above the elevation of the adjacent street or elevation of the average existing finished grade at the base of the sign, whichever is higher.
 - c.) The height of a temporary directional sign shall not exceed three (3) feet when located within the minimum front yard setback of each particular zoning district.
 - d.) No temporary directional sign shall be located on or over a public right-of-way without approval of the City of Chesterfield, and/or St. Louis County Department of Highways and Traffic, and/or the Missouri Department of Highway and Transportation, as applicable.

6. Temporary Signs – Development Related.

- a.) General. Only one (1) construction, future use of site, or subdivision promotion sign may be erected per roadway frontage at any one time after first obtaining the required zoning approval and sign permit. At no time shall guy wires or auxiliary support posts be used to anchor a temporary development related sign.
- b.) Banners, Subdivision Identification. Subdivision identification banners are allowed in any zoning district with a temporary sign authorization. Said banners shall not exceed 30 inches by 84 inches in sign area and shall be erected, internal to a subdivision, for a period not to exceed one (1) year.
- c.) Flags, Subdivision Promotion. Within developing subdivisions, subdivision promotion flags are allowed without securing a temporary sign authorization; however, an MZA and building permit is required prior to erecting a flag pole. Said flags shall not be flown on poles exceeding 16 feet in height with a flag length not to exceed two-and-one-half (2 1/2) feet.
- d.) Temporary Construction Signs.
 - (1) Construction signs which identify the architects, engineers, contractors or other individuals or firms involved with construction on a site may be erected during the construction period. Each construction site may have no more than one (1) such sign facing each roadway on which the site has frontage. No construction sign shall exceed 32 feet in outline area, nor exceed ten (10) feet in height above the average existing finished grade.
 - (2) The signs shall be confined to the site of the construction and shall be removed no later than 14 days after completion of all construction on the site or after 90 days of suspension of work. The message on a construction sign shall not include any advertisement of a product but may include information announcing the character of the business enterprise or the purpose for which the business is intended.
 - (3) The maximum outline area of a temporary construction sign may be increased to 64 square feet subject to Planning Commission approval as outlined in Section 04-05.C.3. of this Article.

e.) Temporary Signs Announcing Future Use of Site.

- (1) Signs announcing the future use of a site, by a use permitted by the regulations of the particular zoning district in which the lot or development is located or by an approved special procedure permit, may be erected immediately following the approval of said use but not more than six (6) months prior to construction or development of the site. If after six (6) months construction has not commenced, the sign(s) must be removed. Signs announcing future use of site shall be erected only on the lot or development in question and shall be removed within 14 days after the completion of construction of a building on the site in the case of a previously undeveloped site, or the occupancy of an existing building, or the beginning of the intended use of the site where no building is to be constructed.
- (2) Each site may have no more than one (1) such sign facing each roadway on which the site has frontage. No such sign shall exceed 32 square feet in outline area per facing, nor exceed ten (10) feet in height above the average existing finished grade elevation of the sign or elevation of the adjacent street, whichever is higher.
- (3) The maximum outline area of temporary signs announcing future use of site may be increased to 64 square feet, subject to Planning Commission approval, as in Section 04-05.C.3. of this Article.

f.) Subdivision Direction Signs.

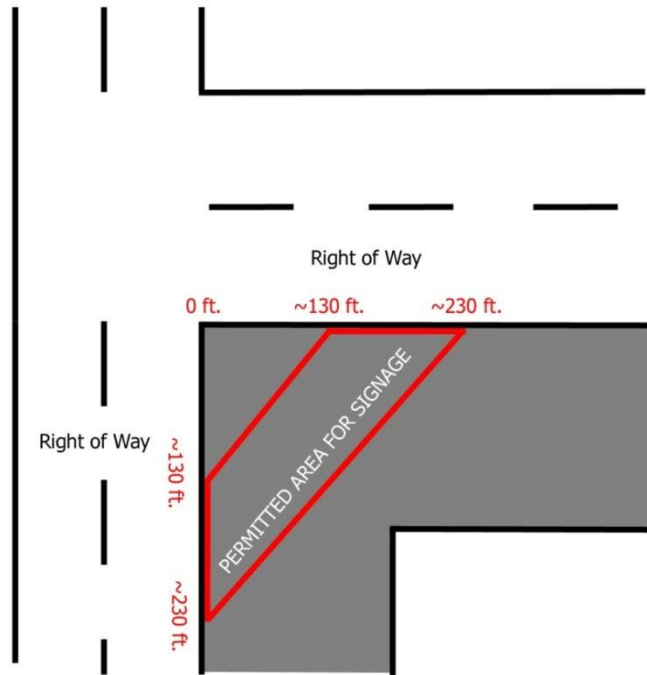
- (1) For the purpose of these regulations, a subdivision direction sign is a sign placed at some location outside the limits of a residential subdivision intended to inform and direct the general public to an approved or pending development. Subdivision direction signs may not be erected until a site plan or preliminary plat has been approved for the subject development. The message upon the sign shall be limited to the name of the subdivision, the name of the developer, insignia, price range, a directional arrow, and written directions.
- (2) Signs may have one (1) face, a face on each side of the sign board, or be V-shaped (not to exceed an interior angle of 60 degrees) and contain two (2) faces.

(3) Subdivision direction signs may be erected on properties at any of the corners of intersecting streets, highways or roads, subject to the following criteria, see Illustration B:

(a) Location:

- i. Within the area bounded by the street right-of-way lines, a line connecting two (2) points from the street right-of-way lines 130 feet from the point of intersection of the street right-of-way lines, but not including the area within the sight distance triangle; or
- ii. Subdivision direction signs may be erected beyond a point located not closer than 130 feet, but not farther than 230 feet from the point of intersection of the street right-of-way lines, as measured along the right-of-way line.
- iii. In the case of non-symmetrical intersections, the limits established for sign placement shall be measured from the prolongation of the right-of-way lines on the opposite side of the street.
- iv. No subdivision direction sign shall be erected within the sight distance triangle or otherwise be placed to obstruct vehicular sight distance.

Illustration B.



- (b) Subdivision direction signs shall be located no closer to the street right-of-way line than permitted under the requirements for structure setbacks of the applicable zoning district.
- (c) Guy wires shall not be utilized to anchor the sign.
- (d) Subdivision direction signs shall not be located closer than 20 feet to any other sign.
- (e) Not more than four (4) subdivision direction signs, each authorizing the placement of a single subdivision direction sign at a location, will be authorized for each development, at any given time. Each development is allowed not more than four (4) sign locations concurrently. For the purposes of this Section, multiple plats or phases of contiguous development shall be considered a single development without regard to ownership.
- (f) All subdivision direction signs shall be removed within one (1) year of the date the authorization was issued for said sign.
- (g) A limit of one (1) sign per development shall be allowed at an intersection.

- (h) A residential subdivision located outside the City limits of the City of Chesterfield shall be permitted one (1) subdivision directional sign to be located within the City of Chesterfield.
 - (i) A limit of four (4) subdivision direction signs shall be allowed per intersection. Only one (1) of the four (4) subdivision direction signs per intersection shall be permitted for a residential development located outside the City limits of the City of Chesterfield.
 - (j) Each sign face shall have a decorative border of a minimum width of one-and-one-half (1 1/2) inch.
 - (k) No single sign shall exceed 32 square feet or be less than 16 square feet in outline area. The total permitted sign area allocated for an individual development shall not exceed 96 square feet.
- (4) An MZA shall be obtained from the Department for the placement of all subdivision direction signs. Applicant must provide a written consent authorizing the removal of said sign upon permit expiration. Any existing subdivision directional sign erected prior to the establishment of this UDC shall be permitted until expiration of the municipal zoning approval.
 - (5) Sign maintenance. The permittee of any approved subdivision direction sign is required to maintain such signage in a safe and satisfactory manner. A sign is considered to be unsafe and in unsatisfactory condition if the sign contains peeling paint, and/or the sign surface or support structures are rotted, warped, damaged, faded, sun baked or deteriorated. If the Department determines repair is needed and the owner fails to repair said sign within 30 days of receiving notification of the disrepair, the City will remove such signs at the permittee's expense.
- g.) Subdivision Promotion Signs.
- (1) For the purpose of these regulations, a subdivision promotion sign is a sign which may be erected within a subdivision in progress and which is intended to inform the general public about the project. Subdivision promotion signs may not be erected until a site plan or preliminary plat has been approved for the subject development. The message upon the sign shall be relevant to the subdivision,

including the name of the subdivision, the name of the developer, insignia, price range, and related information.

- (2) Subdivision promotion signs shall not exceed 32 square feet. The maximum outline area of a subdivision promotion sign may be increased to 64 square feet subject to approval by the Planning Commission as outlined in Section 04-05.C.3. of this Article.
- (3) Subdivision promotion signs shall not exceed ten (10) feet in height above the average existing finished grade at the base of the sign or above the elevation of the adjacent street.
- (4) Location:
 - (a) Subdivision promotion sign(s) may be erected at each main entrance to a subdivision or at the entry to each individual plat of a subdivision.
 - (b) No subdivision promotion sign shall be erected within the sight distance triangle or otherwise be placed to obstruct vehicular sight distance.
 - (c) No subdivision promotion sign shall be located within a street right-of-way, access easement or designated emergency access way.
- (5) Guy wires shall not be utilized to anchor the sign.
- (6) An MZA shall be obtained from the Department for the placement of all subdivision promotion signs. Applicant must provide a written consent authorizing the removal of said sign upon permit expiration.
- (7) Sign maintenance. The permittee of any approved subdivision promotion sign is required to maintain such signage in a safe and satisfactory manner. A sign is considered to be unsafe and in unsatisfactory condition if the sign contains peeling paint, and/or the sign surface or support structures are rotted, warped, damaged, faded, sun baked or deteriorated. If the City of Chesterfield determines repair is needed and the owner fails to repair said sign within 30 days of receiving notification of the disrepair, the City will remove such signs at the permittee's expense.

h.) Display House Signs.

(1) For the purpose of these regulations a display house sign is a sign placed on a subdivision lot where a display house has been properly permitted by the City. The display house sign is intended to provide information to the general public related to the display home. In those instances where lots have not yet been permitted, display house signs shall only be permitted in those locations where construction has been authorized by an approved display house plat.

(2) A single display house promotion sign may be erected on each lot on which a display house has been erected.

i.) Attention-Getting Devices (on premises). Attention-getting devices, which shall include, but are not limited to, inflatables, beacons, festoons, pennants and streamers, shall be allowed in conjunction with a grand opening for each business. Said devices shall be in use for a period not to exceed 15 consecutive days and only upon the initial opening of each business. Attention-getting devices, with the exception of balloons, may be used in conjunction with a special promotion for a period not to exceed 45 days per calendar year. A temporary zoning approval is not required for an attention-getting device.

H. Sign Regulations – Exempt, Prohibited, and Real Estate Signs.

1. Exempt Signs. The following signs shall be exempt from the provisions of this UDC. However, setback and height requirements for all structures, where applicable, shall be in accord with the regulations of the particular zoning district in which the structure is located.

a.) Official traffic or government signs, including memorial plaques and signs of historical interest.

b.) Flags of any nation, government, or non-commercial organization.

c.) Scoreboards on athletic fields.

d.) Display window signs, not attached to a window, incorporated and related in content to such a display.

e.) Temporary signs indicating a potential danger.

f.) Public notices and legal notices required by law.

g.) Window signs.

- h.) Signs mandated by the Federal, State, local or city government.
- i.) "Now Hiring" banners under 25 square feet and attached to a permanent structure.
- j.) Holiday or Seasonal Displays. Property owners and tenants shall be permitted to put up and display decorations and displays celebrating or denoting religious holidays or events, the seasons of the year, state and national holidays, and similar occasions; provided, however, that this shall not allow balloons or similar devices prohibited herein; nor shall such seasonal displays be in place for a period longer than 30 days. Should any seasonal display fail to meet these criteria, it shall be considered a sign under this Section. If any seasonal display conveys a commercial advertising message or bears the name of the business, it shall be considered a sign.
- k.) Gravestones.
- l.) Statues.
- m.) Commemorative tablets and monument citations of less than ten (10) square feet that are an integral part of a permanent structure.
- n.) Incidental signs such as signs placed on vending machines, mailboxes, or service station pumps. Any sign such as a sandwich board with a commercial message that cannot be understood from a position off-site shall be considered incidental.
- o.) Accessory signs not exceeding four (4) square feet in outline area, which have an accessory use with respect to the lot on which the sign is located.
- p.) Identification signs which shall consist of lettering permanently attached to a wall or building, not exceeding four (4) square feet in outline area, which announce the name, and/or occupation of the building occupant and is absent of any illumination.
- q.) Post Office Address.
 - (1) All buildings and structures having a post office address shall list the street number of such post office address on the front of the building or structure in a type of sufficient size as to be clearly visible from any street adjacent to the property. In any case where the building or structure is not visible from the street that is adjacent to the property, or if the building is more than 150 feet from the street adjacent to the property, the street number must be placed at some

location on said property within 50 feet of the adjacent street. This number need not always be on a mailbox, but a number on the mailbox on said property will satisfy the requirements of this statute. In the case of buildings or structures which are adjacent to more than one (1) street, the number shall be visible from the street to which the post office address corresponds.

- (2) All buildings or structures which are used for business, commercial, industrial, manufacturing or public purposes which have post office addresses shall list the street number of such post office address on the front of the building in a type of sufficient size (minimum three (3) inches, maximum 12 inches) as to be clearly visible from a street adjacent to the property and on the rear of the building on the right edge of the building when facing the rear of the building and not less than six (6) feet nor more than eight (8) feet above the ground level.

2. Prohibited Signs. All signs not expressly permitted under this UDC or expressly exempt from regulation hereunder in accordance with the above Section are prohibited within the City of Chesterfield. Such signs shall include:

- a.) Abandoned signs.
- b.) Inflatables.
- c.) Electronic message centers.
- d.) Neon Prohibited. The use of visible neon tubing as a sign or for architectural element, whether located on the exterior or interior of a wall or window, if visible from the street is prohibited.

- (1) Exceptions. Neon window "OPEN" signs are permitted and are not subject to review by the Planning Commission. Said signs shall not exceed in aggregate an area equal to more than 20% of the window glass area on which it is located. Said signs may not utilize an intermittent light source or flash and/or blink.

- (2) Request for Exception. Requests for the allowance of a neon sign shall be made to the Planning Commission, which shall review the same in accordance with the following criteria:

- (a) A written statement from an architect explaining the intended use of the neon lighting and its relationship to the project and surrounding

environment shall be submitted to the Planning Commission demonstrating that the neon will encourage, promote, or reward good architecture and/or urban planning.

- (b) The Light Plan, including neon, shall be submitted for review to the Department and shall adhere to all conditions set forth in this Section of the UDC.
 - (c) In reviewing a request for such an exception, the Planning Commission shall consider safety, design and other factors deemed appropriate and shall verbally make a record relative to their specific determination.
- e.) Off-premises signs, other than those specified previously in this Section of the UDC.
 - f.) Portable signs, unless used to convey public, not-for-profit, or civic information.
 - g.) Projecting signs.
 - h.) Rooftop signs.
 - i.) Signs attached or painted on vehicles parked and visible from the public right-of-way unless said vehicle is used in the normal day-to-day operations of a business.
 - j.) Signs affixed to bus stop shelters or other similar structures.
3. Real Estate Signs. Real estate signs advertising the sale, rental or lease of a property or portion thereof may be erected on the property being offered. Each property may have no more than one (1) such sign facing each roadway on which the property has frontage. These signs may be either freestanding or attached wall signs or banners. Such signs shall be confined to the property in question and shall be removed within 14 days after the sale, rental or lease being advertised. A sign permit and MZA shall not be required for freestanding real estate signs which are not greater than 25 square feet in outline area.
- a.) Total area of real estate signs in the "FP" Flood Plain District, "PS" Park and Scenic District, "NU" Non-Urban District, "AG" Agricultural" or any residential district on vacant, undeveloped property containing five (5) or more acres in area shall not exceed 32 square feet in outline area per frontage or eight (8) feet in height.

- b.) Total area of other real estate signs located in the "FP" Flood Plain District, "PS" Park and Scenic District, "NU" Non-Urban District, "AG" Agricultural, and all residential districts shall not exceed 16 square feet in outline area per frontage or three (3) feet in height.
- c.) Total area of real estate signs located in any commercial, industrial, or mixed-use zoning district shall not exceed 32 square feet in outline area per frontage or five (5) feet in height.

I. Sign Regulations – Non-conforming Signs.

Information on non-conforming signs may be found in Article 7 of this UDC.

J. Sign Regulations – Real Estate Signs.

The following provisions shall govern the erection of all real estate signs, together with their appurtenant and auxiliary devices with respect to size, number, height, location and construction.

1. Real Estate Signs. Real estate signs advertising the sale, rental or lease of a property other than single-family residential property or portion thereof may be erected on the property being offered.
 - a.) Signs Erected Prior to Occupancy of a Building.
 - (1) Each property may have no more than one (1) such sign facing each roadway on which the property has frontage. These signs may be either freestanding, attached wall sign, or banner attached to the unoccupied building.
 - (2) Such signs shall be confined to the property in question and shall be removed within 14 days after the closing of the sale, rental or lease being advertised.
 - (3) A sign permit shall not be required for freestanding real estate signs which are not greater than nine (9) square feet in outline area; however, an MZA is required for all real estate signs.
 - (4) Real estate signs in the "FP" Flood Plain District, "PS" Park and Scenic District, "NU" Non-Urban District, or any residence district on vacant, undeveloped property containing five (5) or more acres in area shall not exceed 32 square feet in outline area per facing. Signage for parcels less than five (5) acres shall not exceed nine (9) square feet in outline area per facing.

- (5) Real estate signs located in any commercial, industrial district, or mixed-use zoning district shall not exceed 32 square feet in outline area per facing.
 - b.) Signs Erected after Occupancy of a Building.
 - (1) Each property may have no more than one (1) such sign facing each roadway on which the property has frontage. These signs shall be freestanding.
 - (2) Such signs shall be confined to the property in question and shall be removed within 14 days after the closing of the sale, rental or lease being advertised.
 - (3) Signs shall not exceed 16 square feet in outline area per facing.
 - (4) Approval shall be required by the City of Chesterfield for all signage with the exception of the FP" Flood Plain District, "PS" Park and Scenic District, "NU" Non-Urban District, or any residence district.
2. Application Shall Include:
 - a.) Information on how such sign coordinates with the overall sign package for the development.
 - b.) For real estate signs indicating property for rent or lease, a report shall accompany the application indicating the available lease space. Such reports shall be updated on a yearly basis (January 1) for as long as the sign is being requested.
3. Residential Real Estate Open House Sign on Public Streets.

Residential real estate open house directional signs may be placed in accordance with the restrictions on signs set forth in this Section. All residential real estate open house directional signs are subject to the following conditions:

 - a.) Size. The total face area of the signs shall not exceed three (3) square feet in size. No attention-getting devices shall be attached to any Residential Real Estate Open House Directional Sign.
 - b.) Height. The vertical distance measured from ground level to the highest point of such sign or sign structure or other support shall not exceed three (3) feet.

- c.) Local Address. Sign shall only advertise a residence in the City of Chesterfield or for a property which can only be accessed through the City of Chesterfield.
- d.) Limit. No more than six (6) signs per property for sale or lease shall be posted, and not more than one sign at each required change of travel direction.
- e.) Type. Signs shall be mounted either on stakes placed in the ground or with an A-frame support of sufficient weight so that the sign remains upright when mounted. Signs and any supporting structures shall be maintained in good condition at all times and shall be constructed out of quality materials normally used in professional signage.
- f.) Location. No sign shall be placed, used or maintained in the following manners:
 - (1) On trees, traffic signs or utility poles, nor be placed in such a manner as to obstruct the view of any official public sign.
 - (2) In any location that obstructs the safe and convenient use by the public of any street, sidewalk, or curbside parkway area as determined by the City of Chesterfield.
 - (3) In any roadway area or center median area.
 - (4) At any location whereby the clear space for the passageway of pedestrians is reduced to a width that violates the Americans with Disabilities Act.
 - (5) On streets undergoing construction, nor on streets with special events.
 - (6) Within five (5) feet of any of the following: traffic signal; traffic sign; designated bus stop sign; bus bench; or any other bench on the sidewalk.
- g.) Residential real estate open house directional signs shall only be displayed between 9:00 AM to 3:00 PM on Tuesdays and from 12:00 PM to 6:00 PM on Sundays, and only on days of an Open House.
- h.) Identification Required. Every person who places or maintains a Residential Real Estate Open House Sign on the streets of the City of Chesterfield shall have his or her name, address, and telephone number affixed to the signs.

- i.) Any sign installed, placed, or deposited in violation of the provisions of this UDC may be summarily removed by the City.

Sec. 04-06. AIR NAVIGATION SPACE REGULATIONS

A. Scope of Provisions.

This Section contains the Air Navigation Space Regulations for the City of Chesterfield. These regulations shall apply in that part of the City of Chesterfield as hereinafter indicated.

B. Statement of Intent.

The Air Navigation Space Regulations shall establish height limitations for structures and trees within proximity to aircraft landing approach areas and major airport maneuvering areas.

C. Airport Zones.

Airport zones are hereby created and established in that part of the City of Chesterfield; and shall comprise all of the land lying beneath the City of Chesterfield area airport approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces. Except as otherwise provided in this Section, no object shall be erected, altered, maintained, planted, or be allowed to grow in any zone created by this Section, to a height in excess of the applicable height limitations herein established for such zone. A tract of land located in more than one of the following zones shall be deemed to be in the zone with the more restrictive height limitation. Other regulations appearing in this UDC that are inconsistent herewith are superseded to the extent of such inconsistency.

D. Height Limitations.

The various zones and their height limitations are hereby established and defined as follows:

1. Utility Runway Visual Approach Zone. Shall have a width at its inner edge coinciding with the width of the runway's primary surface, as defined in Section 04-06.E. of this Article, and expanding outwardly to a width of 1,250 feet at a horizontal distance of 5,000 feet from the primary surface. The centerline of the approach zone shall be the continuation of the centerline of the runway. The height limitations shall be established by an imaginary plane sloping 20 feet outward for each foot upward, commencing at the end of and at the same elevation as the primary surface, as specified in Section 04-06.E. of this Article, and extending to a horizontal distance of 5,000 feet along the extended runway centerline.
2. Utility Runway Non-precision Instrument Approach Zone. Shall have a width at its inner edge of 500 feet, and expanding outwardly from the primary surface to a width of 2,000 feet at a horizontal distance of 5,000

feet from the primary surface. The centerline of the approach zone shall be the continuation of the centerline of the runway. The height limitation shall be established by an imaginary plane sloping 20 feet outward for each foot upward, commencing at the end of and at the same elevation as the primary surface, as specified in Section 04-06.E. of this Article, and extending to a horizontal distance of 5,000 feet along the extended runway centerline.

3. Larger than Utility Runway with a Visibility Minimum Greater than Three-fourths (3/4) Mile Non-precision Instrument Approach Zone. Shall have a width at its inner edge coinciding with the width of the runway's primary surface, as defined in Section 04-06.E. of this Article, and expanding outwardly to a width of 3,500 feet at a horizontal distance of 10,000 feet from the primary surface. The centerline of the approach zone shall be the continuation of the centerline of the runway. The height limitations shall be established by an imaginary plane sloping 34 feet outward for each foot upward commencing at the end of and at the same elevation as the primary surface, as specified in Section 04-06.E. of this Article, and extending to a horizontal distance of 10,000 feet along the extended runway centerline.
4. Larger than Utility Runway with a Visibility Minimum of Three-fourths (3/4) Mile Non-precision Instrument Approach Zone. Shall have a width at its inner edge of 1,000 feet and expanding outwardly to a width of 4,000 feet at a horizontal distance of 10,000 feet from the primary surface. The centerline of the approach zone shall be the continuation of the centerline of the runway. The height limitations shall be established by an imaginary plane sloping 34 feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface, as specified in Section 04-06.E. of this Article, and extending to a horizontal distance of 10,000 feet along the extended runway centerline.
5. Precision Instrument Runway Approach Zone. Shall have a width at its inner edge of 1,000 feet and expanding outwardly to a width of 16,000 feet at a horizontal distance of 50,000 feet from the primary surface. The centerline of the approach zone shall be the continuation of the centerline of the runway. The height limitations shall be established by an imaginary plane sloping 50 feet outward for each foot upward commencing at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline; thence sloping upward one (1) foot vertically for each 40 feet horizontally to an additional distance of 40,000 feet along the extended runway centerline.
6. Transitional Zones. The areas beneath the transitional surfaces. The height limitations shall be established by an imaginary plane sloping seven (7) feet outward for each foot upward, commencing at the sides of and at the same elevation as the primary surface and the approach

surface, and extending to a height of 150 feet above the airport elevation, as specified in Section 04-06.E. of this Article. In addition to the foregoing, there are established height limits sloping seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation as the approach surface, and extending to where they intersect the conical surface. Where the precision instrument runway approach zone projects beyond the conical zone, there are established height limits sloping seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation as the approach surface, and extending a horizontal distance of 5,000 feet measured at 90 degree angles to the extended runway centerline.

7. Horizontal Zone. Is established by swinging arcs of 5,000 feet (for all runways designated utility or visual) or 10,000 feet (for all other types of runways) radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones. The height limitation shall be established by an imaginary plane lying 150 feet above the airport elevation, as designated in Section 04-06.E. of this Article.
8. Conical Zone. Is established as the area that commences at the periphery of the horizontal zone and extends outward therefrom a horizontal distance of 4,000 feet. The height limitation shall be established by an imaginary plane sloping 20 feet outward for each foot upward beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation, as designated in Section 04-06.E. of this Article, and extending to a height of 350 feet above the said airport elevation.

E. General.

1. For purposes of this Section, the City of Chesterfield-area airports shall be defined to include the following: Spirit of St. Louis Airport, 18260 Edison. The aforesaid airport shall be identified and described as follows:

Airport	Elevation (feet)	Runway Number	Runway Orientation	Runway Type	Runway Length (feet)	Width of Primary Surface (feet)	Runway Construction
Spirit of St. Louis	460	8 Right	076°	Precision Instrument	6000	1000	Paved
Spirit of St. Louis	460	6 Left	256°	Precision Instrument	6000	1000	Paved
		8 Left	076°	Utility	3800	250	Paved
		26 Right	256°	Visual			

2. Nothing in these regulations shall be construed to prohibit the emplacement, construction, maintenance, or growth of any object not exceeding a height of 35 feet above the airport elevation at the base of such object as specified in Section 04-06.D. of this Article.

3. Notwithstanding any other provisions of this UDC, no use may be made of land or water within any zone established by this Section in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazard, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

4. The regulations prescribed by this Section shall not be construed to require the removal, lowering, or other change or alteration of any object not conforming to the regulations as of the effective date of this UDC, or otherwise interfere with the continuance of the non-conforming use. Nothing contained herein shall require any change in the construction, alteration, or intended use of any object, the construction or alteration of which was begun prior to the effective date of this UDC, and is diligently prosecuted. Notwithstanding the preceding provision of this paragraph, the owner of any existing non-conforming structure or tree is hereby required to permit the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the Planning and Development Services Director to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated, and maintained at the expense of the airport to be protected thereby.

Cross references: Aviation, Ch. 6.

Sec. 04-07. SUBDIVISIONS

A. General.

1. Purpose. The purpose of these regulations is to control the division of land within the City of Chesterfield in order to promote the public health, safety, and general welfare of the City by regulating the division and redivision of land in order to lessen congestion in the streets and highways; to further the orderly development and appropriate use of land; to establish accurate records of land subdivisions; to protect land title; to implement the general plan; to secure safety from fire, and other dangers; to facilitate adequate and coordinated provision for transportation, water, sewerage, schools, parks, playgrounds, and other public requirements; to facilitate the further division of larger tracts into smaller parcels of land; to preserve natural features such as stands of trees, streams, significant rock formations, historical landmarks; and, in general, to facilitate the orderly coordinated, efficient, and economic development of the City of Chesterfield.
2. Administration. The Department may adopt, amend, and publish rules and instructions within the intent of this UDC for the administration of this UDC to the end that the public be informed and that approval of plats be expedited.
3. Parcels of Land Created by Court Order. Any court ordered division of a tract of land must comply with the requirements of this UDC.

B. Large Lot Subdivision.

Where the proposed division of land constitutes a large lot subdivision, the following provisions shall apply:

1. Lot Design Standards. The standards of Section 04-08.B. "Single Family Residential Lot Design Standards" of this Article shall apply in addition to the following:
 - a.) Access for proposed lots may be provided by private roadway easements which may be included as part of the gross area of the lot. Lots with double frontage shall normally have driveway access to the internal private roadway or local street. Any other access shall be approved where justifiable topographic and other site conditions are presented which prohibit access from the internal street.
 - b.) Building setbacks of the zoning district shall be observed from designated private roadway easement lines and public right-of-way.

- c.) Where there is a question as to the feasibility of access to a desirable building site from the proposed roadway due to factors such as creeks, steepness of terrain, or other adverse natural physical conditions, the Department may withhold approval until engineering studies are presented to the Department which establish that the site is accessible.
- d.) All lots containing three (3) acres or more shall have a minimum width at the building line of 200 feet.
- e.) Minimum frontage width shall be determined at the building line except that lots fronting on a circular turnaround shall have a minimum width at the required building line of 100 feet.

2. Improvements.

- a.) No improvement plans are required for large lot subdivisions, unless the streets therein are proposed by the developer for dedication to the City of Chesterfield.
- b.) Streets.
 - (1) Private roadway easements shall have a minimum width of 50 feet. Minimum pavement requirements set forth in Section 04-09.C. of this Article are not applicable to roadway easements for servicing large lot subdivisions.
 - (2) When a large lot subdivision is proposed adjacent to a street that is accepted and maintained by the City of Chesterfield, or St. Louis County (arterial roads), right-of-way dedication may be required as necessary for the relocation or widening for an adjoining County or City road.
- c.) Sidewalks shall not be required for a large lot subdivision.
- d.) Water Supply. In the absence of a public water supply, wells shall be constructed or a connection to a private water supply system shall be provided so that an adequate supply of potable water will be available to every lot in the subdivision. The standards for same shall comply with the requirements of the Missouri Department of Natural Resources.
- e.) No stormwater drainage improvements shall be required for a large lot subdivision except where individual lot access is requested to an existing public street or where necessary to control erosion or damage to street right-of-way to be dedicated to the City of Chesterfield in which case the provisions of Section 04-08.I. "Storm Sewers" of this Article shall apply and land

subdivision improvement bonds or escrows shall be provided by the developer in accordance with Article 02 of this UDC.

f.) Sanitary Sewers.

(1) Where an approved publicly or privately owned sanitary sewer is not located within 200 feet and reasonably accessible, but where plans for installation of sanitary sewers in the vicinity of the subdivision have been prepared and approved by the Missouri Department of Natural Resources, the Department of Public Services, MSD, or private sewer district, within their limits, the developer shall install sewers in conformity with such plans, although a connection to an existing main may not be immediately practicable. In such cases, and until a connection is made with an approved publicly or privately owned sewer system, the use of a sewage treatment facility will be permitted, provided such disposal facilities are constructed in accordance with the regulations and requirements of the Missouri Department of Natural Resources and this UDC and constructed under the observation and inspection of MSD or private sewer company, within its limits, and the Department of Public Services.

(2) Where no sewers are accessible and no plans for same have been prepared, the developer shall install sewer lines and a disposal system in accordance with the requirements of the preceding paragraph. In areas outside MSD boundaries, the developer may instead install an individual sewage disposal system for each lot, but each such individual sewage disposal system shall comply with the regulations and requirements of the Missouri Department of Natural Resources and be constructed under the observation and inspection of, and approved by the Department of Public Services.

g.) Reflectorized street signs shall not be required for large lot subdivisions other than at each intersection of a designated private roadway easement with an existing or proposed publicly maintained street. Such signs shall be placed within the public right-of-way in accord with the standards of the City of Chesterfield.

h.) In a large lot subdivision, a street light shall be required only at each intersection of a private roadway easement with an existing or proposed publicly maintained street.

- i.) No landscape plan shall be required for a large lot subdivision.
- j.) For large lot subdivisions, monuments shall be required at corners and angle points of the outboundary only. Individual lots therein shall be identified by monuments at boundary corners, and at other such locations selected by the developer. Public streets within a large lot subdivision shall contain monumentation to identify the street right-of-way as required for subdivisions of lots of less than three (3) acres.

3. Private Agreements.

- a.) A trust indenture shall be required for a large lot subdivision only in the event that common land or recreational facilities are contained within the subdivision. However one may be utilized for street lights and roads.
- b.) If no indenture is utilized, all large lot subdivisions shall have recorded, with or on the plat, a statement guaranteeing road maintenance.
- c.) Private restrictions proposed for the subdivision shall be reviewed by the Department and City Attorney and shall be referenced on the record plat.

Sec. 04-08. SUBDIVISION DESIGN STANDARDS

The size, shape, and orientation of lots and the orientation of structures shall be designed to provide desirable building sites logically related to topography, natural features, streets, parking areas, common land (if any), other structures, and adjacent land uses. Due regard shall be given to natural features such as large trees, unusual rock formations, water courses, and sites which have historical significance, scenic views, and similar assets, the preservation of which would add attractiveness and value to the subdivision.

A. Improvements.

- 1. Plans for improvements shall be prepared by a registered professional engineer; and the streets, storm sewers, sidewalks, pedestrian ways (unless waived by the Department or Commission), and sanitary sewers shall be staked by a registered land surveyor.
- 2. The owner of the tract may prepare and secure tentative approval of a final subdivision plat of the entire tract, but the improvements shall be either installed or guaranteed in the form of a land subdivision bond, or an escrow agreement in a portion of the area for which a record plat is approved for recording. However, all improvements required by the City shall be complete and approved prior to issuance of more than 85% of the building permits of all lots in the subdivision plat.

3. Utilities, including water mains, streets, storm and sanitary sewers, and sewage treatment plants shall be designed and built or guaranteed by escrow to serve the platted area or be designed and built or guaranteed by escrow to serve the area to be initially developed in such a manner that they can easily be expanded or extended, as the case may be, to serve the entire drainage area or watershed.
4. Required improvements for large lot subdivisions are addressed in Section 04-07.B. of this Article.
5. Acceptance and Final Approval. Before the developer's obligation to the City of Chesterfield is terminated, all required improvements shall be constructed under the observation and inspection of the inspecting agency and accepted for maintenance or given final approval by the City.

B. Single-Family Residential Lot Design Standards.

The design standards set forth in this Section are the minimum design standards to be used by the single-family residential subdivision. Unless otherwise set forth below, the standards and procedures established elsewhere in this Article as applicable to all subdivisions, shall apply to residential subdivisions as well.

1. Street Frontage.

- a.) Each proposed lot containing an area of less than three (3) acres shall front upon a street accepted by the City of Chesterfield or improved to the standards and specifications of the City of Chesterfield.
- b.) Double Frontage.
 - (1) Lots with double frontage should be avoided, except where necessary to provide separation of the subdivision from traffic arteries, or as otherwise required by topography or similar conditions.
 - (2) A solid fence or other improvement (including walls, plantings, or berms) may be required by the Planning and Development Services Director as necessary for screening along the line of lots abutting such an arterial street.
 - (3) Lots with double frontage shall normally have driveway access to the internal subdivision street.
- c.) Driveway access to the street shall not be located within ten (10) feet of an existing street catch basin.

2. Lot Area Calculations.

- a.) The lot area shall meet the requirements of this UDC.
- b.) Where additional widening strips are dedicated on existing streets, calculations of the area of a lot shall not include widening strips in determining the gross area of the lot, except that private roadway easements for the servicing of large lot subdivisions may be included as part of the gross area of the lot.

3. Minimum Width of Lots at Required Building Line.

- a.) Residential lots shall conform to the following minimum requirements:
 - (1) All lots containing an area of less than 7,500 square feet shall have a minimum width at the required building line of 50 feet.
 - (2) All lots containing an area of 7,500 square feet, but less than 10,000 square feet, shall have a minimum width at the required building line of 60 feet.
 - (3) All lots containing an area of 10,000 square feet, but less than 15,000 square feet, shall have a minimum width at the required building line of 70 feet.
 - (4) All lots containing an area of 15,000 square feet, but less than 22,000 square feet, shall have a minimum width at the required building line of 85 feet.
 - (5) All lots containing an area of 22,000 square feet, but less than one (1) acre, shall have a minimum width at the required building line of 100 feet.
 - (6) All lots containing one (1) acre, but less than two (2) acres, shall have a minimum width at the required building line of 125 feet.
 - (7) All lots containing two (2) acres, but less than three (3) acres, shall have a minimum width at the required building line of 225 feet.
 - (8) All lots containing three (3) acres or more shall have a minimum width at the required building line of 300 feet.
- b.) Minimum frontage widths shall be determined at required building line as stated in this UDC.

4. Circular Turnaround.
 - a.) Frontage. The minimum width required for a lot fronting on a circular turnaround may be measured along a line parallel to the street right-of-way line, at a distance from the street right-of-way line equal to the depth of the required front yard plus ten (10) feet.
 - b.) Building Line. The minimum building line will in no event be less than 15 feet from any road maintenance and utility easement. However, this UDC may require a greater front yard or building line setback.
 - c.) The minimum width at the right-of-way line for lots fronting a circular turnaround shall be not less than 36 feet.
5. Side Lot Lines. Side lot lines shall be right angles to straight streets and radial to curved streets except when radial lot lines detract from the desirability of the lot.
6. Corner Lots.
 - a.) Corner lots for residential use shall have adequate width to permit appropriate building lines from both streets.
 - b.) Corner lots located at the intersection of major and local roadways shall normally have driveway access from the local roadway, if possible. Driveways shall be located as far from the street intersection as practicable and will not, under any circumstances, be permitted within the sight distance triangle serving the intersection as described in this UDC.
7. Flag Lots.
 - a.) Flag lots will be allowed for lots that contain a minimum of 10,000 square feet. Flag lots of lesser area may be approved by the Planning and Development Services Director.
 - b.) The access portion of such lots shall have a minimum width of 40 feet.
 - c.) Flag lots shall not be further subdivided into additional lots unless a public road is constructed to City standards.
 - d.) No more than two (2) flag lots may have adjoining driveway entrances to a public right-of-way.

e.) The front building line for flag lots shall be established on both the access portion and on the building site portion of the lot in accord with provisions of the particular zoning district.

8. Exceptional Development Conditions. Where there is a question as to the suitability of a lot or lots for their intended use due to factors such as rock formation, soil conditions, steepness of terrain, flood conditions, or other adverse natural physical conditions, the Department may, after adequate investigation, withhold approval of such lots until engineering studies are presented to the Department which establish that the method proposed to meet any such condition is adequate to avoid any danger to health, life, or lot improvement.

C. Multiple-Family Residential Subdivision Design Standards.

The design standards as set forth in this Section are the minimum standards for the multiple-family residential subdivision. Unless otherwise set forth below, the standards and procedures established elsewhere in this Article as applicable to all subdivisions shall apply to multiple-family subdivisions as well.

1. Lots.

a.) A multiple-family residential subdivision may consist of only one parcel of land or may include separate lots for one or more multi-family buildings or may include separate lots for each dwelling unit.

b.) If divided into lots, such lots shall not be deemed "lots" for the purpose of determining minimum lot area as provided in Article 03 of this UDC, providing, however, that the total number of dwelling units does not exceed the maximum density requirements of the zoning district or of any special procedure ordinance enacted pertaining to the tract.

2. Street Frontage. Any such lots need not front or abut directly on a street providing that suitable access and easements are provided for both vehicular and pedestrian traffic.

3. Circular Turnaround. Frontage. The minimum building line will in no event be less than 15 feet from any road maintenance and utility easement. However, this Article or any other Article of this UDC may require a greater front yard or building line setback.

4. Parking Areas.

a.) Parking bays on multiple-family access streets may be accepted by the Department to satisfy off-street parking space requirements in multiple-family subdivisions.

b.) Parking areas should be of sufficient dimension to accommodate a 9 foot by 19 foot parking bay independent of the driveway aisles. All internal parking lot aisles shall be not less than 22 feet in width.

5. Yard Limitations. In the event the plan proposes the construction of dwelling units either with walls joined together or having a common wall but on separate lots, such group of dwelling units or walls or both shall be deemed one (1) structure for the purpose of determining the side, front, and rear yard limitations of this UDC.

6. Party Wall Cross-Easement Agreements. If the proposed subdivision necessitates the creation of party wall agreements, cross-easements, or other similar agreements to be of record for the use and benefit of two (2) or more dwelling units, the developer shall submit to the Department all such agreements or indentures at the time of submission of the record plat for approval.

D. Non-Residential Subdivision Design Standards.

The design standards as set forth in this Section are the minimum design standards to be used by the non-residential sub-divider. Unless otherwise set forth below, the standards and procedures established elsewhere in this Article as applicable to all subdivisions shall apply to non-residential subdivisions as well.

1. Lots.

a.) The lot size, width, and depth shall be appropriate for the location and type of development contemplated and shall conform to the requirements of this UDC for the district in which the non-residential subdivision is proposed.

b.) A minimum road frontage of 50 feet or direct access by a 50 foot road easement or right-of-way or recorded cross easement shall be required for non-residential lots of any size.

c.) Lots adjacent to residential areas shall be buffered by providing for additional depth of lots.

d.) Off-street loading shall be arranged to eliminate street maneuvering by vehicles using loading facilities.

2. Blocks. There shall be no restriction of maximum block length in a non-residential subdivision.

3. Sidewalks and Pedestrian Ways.

- a.) Sidewalks shall not be required in a non-residential subdivision developed in an "M-1" or "M-2" Industrial Zoning District, unless required by b.) below.
 - b.) The Department may require pedestrian ways, sidewalks, and fencing in a non-residential subdivision to provide access to parks, schools, shopping areas, or similar facilities, or as otherwise necessary to insure the public safety.
4. Survey Monuments. Survey monuments shall not be required in a non-residential subdivision except as set forth below:
- a.) A permanent survey marker, as defined in Section 04-08.F. of this Article, shall be placed on at least two (2) corners of each intersecting street in a non-residential subdivision and at each corner of the subdivision outboundary, and each survey marker shall be placed by a land surveyor. Additional survey monuments shall not be required in the re-subdivision of a lot of a recorded non-residential subdivision.
 - b.) The permanent survey monuments may be placed after all streets and related utilities have been installed in the portion of the non-residential subdivision being improved.
- E. Easements.
- 1. All proposed subdivisions shall have easements as determined by the Department to be adequate for the installation and maintenance of utility facilities, including cable television distribution systems.
 - 2. Where a cut or fill for a street extends beyond the limits of the right-of-way, the developer shall provide a slope easement or special escrow as determined by the City of Chesterfield to be of sufficient area and limits to permit the construction and maintenance of the slope.
 - 3. Whenever a stream or surface drainage course is located in an area proposed for a subdivision, the developer shall provide an easement determined by the Department to be adequate in area to contain facilities to take care of flooding or erosion along the stream or surface drainage course.
 - 4. Stormwater and Stormwater Control Easements.
 - a.) Stormwater easements and drainage rights-of-way may be required if necessary for proper drainage within and through a subdivision.
 - b.) Stormwater control easements are required along all major creeks and significant tributaries; around and including all new wet lakes

functioning as part of a stormwater control system; and for all detention areas, basins, and related structures.

- c.) Stormwater control easements shall include a minimum dimension of 20 feet back from the bank of improved creek channels as approved on improvement plans, or of such width back from unimproved channels as required by MSD. Easements shall include a distance of not less than ten (10) feet back from the estimated high water line of lakes, dry detention areas, and basins.
- d.) Final location of stormwater control easements shall be approved by MSD, County and the City as part of the improvement plan approval. Such easements shall subsequently be shown on a record plat or special easement plat.
- e.) In addition to stormwater control easements, stormwater control access easements shall be required as necessary to provide for upkeep of the area within designated stormwater control easements. Separately designated access easements shall not be less than 20 feet wide.
- f.) The Department shall require script on the record plat, or trust indentures for all development containing stormwater control easements and access easements to such areas, specifying assessments for and maintenance of such particular areas apart from other common land, until MSD accepts the easements.

F. Survey Monuments.

- 1. Where none are existing, survey monuments shall be placed by a registered land surveyor at street corners; i.e., at a four-way intersection, two (2) corners are required to be monumented, and at a three-way intersection, one (1) corner is required to be monumented. For all other types of intersections, monuments shall be placed as determined by the City of Chesterfield. In addition, monuments shall be so located to find angle points, points of tangency of curves on one side of the street, and at all outboundary corners.
- 2. Should conditions prohibit the placing of any monuments at the above locations, offsetting of the permanent marker is permitted; provided, however, that the exact offset courses and distances are shown on the letter of certification when monuments are set. If a monument would be in a driveway, a cross would be permitted in concrete; and a steel pin, iron pipe, or railroad spike in asphalt.
- 3. Monuments shall be of Portland cement concrete, four (4) inches square on the top tapering to six (6) inches square on the bottom; stone; four (4) inches square or larger; and iron pipe or steel pins, from one-half

(1/2) inch to one and one-half (1 1/2) inches in diameter. All monuments noted above will have a length of two (2) feet or longer.

4. An existing permanent benchmark, or a new permanent benchmark, shall be accessibly established, and shall be accurately noted on the record subdivision plat.

G. Sidewalks.

1. Sidewalk Requirements.

- a.) Sidewalks shall be required on both sides of all streets, except for:
 - (1) Cul-de-sac streets containing eight (8) or fewer single-family lots, including corner lots.
 - (2) The circular "bulb" portion of all cul-de-sacs.
 - (3) In the "R-1" Zoning District, where the minimum lot frontage is 125 feet on loop streets of not more than 26 lots and on cul-de-sac streets of not more than 13 lots.
 - (4) Large lot subdivisions.
 - (5) Industrial development within the "M-1" or "M-2" Zoning Districts.
- b.) Sidewalks shall be constructed to City Specifications. The minimum requirements for sidewalks shall be as follows:
 - (1) All sidewalks shall be a minimum of four (4) feet wide. However, wider sidewalk widths will be required on high-volume streets and at locations adjacent to obstructions.
 - (2) All sidewalks shall be four (4) inches thick, except in residential driveways, where a six (6) inch thickness shall be required and in non-residential driveways, where a thickness of seven (7) inches shall be required.
 - (3) Where sidewalks are located adjacent to a vertical curb within a street intersection, wheelchair ramps will be required.
 - (4) Where sidewalks are to be located adjacent to a roadway under the jurisdiction of the Missouri Department of Transportation and/or St. Louis County, they may be required to be placed in a public easement outside of the State or County right-of-way. Maintenance of walks along

State or County rights-of-way shall be the responsibility of the property owners or the trustees of the subdivision.

2. Sidewalk Variance Procedure. A petitioner may apply to the Department for deletion of sidewalks, including submittal of an alternate sidewalk plan, through the utilization of the variance procedure in accord with Article 02 of this UDC. Along the County arterial roadways, the St. Louis County Department of Highways and Traffic shall be requested to provide the Department with recommendations concerning conditions within road right-of-way involved with a request for variance or alternate sidewalk plans. The Department may grant a variance in the following cases:
 - a.) Where sidewalks are not deemed necessary for the public safety or where topographical or other conditions make their installation and use impractical.
 - b.) Where tracts of land are created having at least 300 feet of frontage which could be resubdivided into smaller lots at a future time.
 - c.) Where the subdivision designer has submitted for review a proposed sidewalk plan that provides for more direct and safer movement of pedestrian traffic.
 - d.) Where justifiable conditions can be shown that the strict application of the requirements contained in this Section would:
 - (1) Impose practical difficulties or particular hardship; or
 - (2) Cause additional walks that would not be in the public interest, and public safety could be adequately accommodated without the sidewalks;
 - e.) Where it would mandate the removal of mature trees or desirable natural features.

H. Water Mains.

1. Where the Department determines that an approved public water supply is reasonably accessible or procurable, it shall be made available to each lot within the subdivided area. The developer shall install fire hydrants as determined by the appropriate fire protection district in accordance with the requirements of the Insurance Office of Missouri.
2. In the absence of a public water supply, wells shall be constructed, or a connection to a private water supply system shall be provided, so that an adequate supply of potable water will be available to every lot within the subdivision. The information furnished and the approval of same shall comply with the requirements of the Missouri Department of Natural

Resources. The water supply system shall be constructed under the observation and inspection of the Department.

I. Storm Sewers.

1. Storm drainage improvements consisting of storm sewer systems or open channels shall adequately drain the areas being developed. No change in watersheds shall be permitted. All stormwater shall be discharged at an adequate natural discharge point.
2. The design of drainage improvements shall be coordinated to the extent possible with present and probable future improvements so as to form part of an integrated system.
3. Storm drainage facilities located within subdivided lots and common land areas shall be the maintenance responsibility of the abutting property owners or subdivision trustees.
4. Adequate provisions shall be made for this disposal of stormwater, in accordance with the specifications and standards of the Metropolitan St. Louis Sewer District where applicable, or any other legally constituted districts, and the City of Chesterfield.
5. Erosion and siltation control devices shall be required as directed by the City of Chesterfield.

J. Sanitary Sewers.

1. Where an approved publicly or privately owned sanitary sewer system is located within 200 feet and reasonably accessible, and meets the requirements of the Missouri Department of Natural Resources, and the Department of Public Services, the developer shall connect with such sanitary sewer and provide an adequate service connection to each lot. Sewer connections and subdivision sewer systems shall comply with the regulations of the Missouri Department of Natural Resources, Metropolitan St Louis Sewer District (MSD) within its limits, and the Department, and shall be constructed under the observation and inspection of MSD, when within its limits, or the Department, where applicable, and shall be approved by same, or a privately owned sewer company when applicable.
2. Where an approved publicly or privately owned sanitary sewer is not reasonably accessible, but where plans for installation of sanitary sewers in the vicinity of the subdivision have been prepared and approved by the Missouri Department of Natural Resources and the Department, and MSD within its limits, the developer shall install sewers in conformity with such plans, although a connection to an existing main may not be immediately practicable. In such cases, and until a connection is made with an approved publicly or privately owned sewer system, the use of a sewage

treatment facility will be permitted, provided such disposal facilities are constructed in accordance with the regulations and requirements of the Missouri Department of Natural Resources and this UDC and constructed under the observation and inspection of MSD, within its limits, or the Department.

3. Where no sewers are accessible and no plans for same have been prepared, the developer shall install sewer lines and a disposal system in accordance with the requirements of the preceding paragraph. Individual sewage disposal systems shall not be used in a subdivision containing more than ten (10) lots, except in large lot subdivisions. A developer may install an individual sewage disposal system for each lot, if the following criteria are met:
 - a.) They must have MSD approval within its limits;
 - b.) Each lot must have a minimum width of 100 feet, and contain a minimum area of 30,000 square feet when no public water system is available or 20,000 square feet where public water is available;
 - c.) The individual sewage disposal system shall comply with the regulations and requirements of the Missouri Department of Natural Resources;
 - d.) Each disposal system shall be constructed under the observation and inspection and approval by the Department and by MSD when within its limits.

K. Test Boring.

The Department may require evidence as to the subsurface soil, rock, and water conditions of the tract to be developed.

L. Grading.

1. Where the preliminary plat indicates that extensive grading and compaction are probable, the City of Chesterfield may require the submission of additional information and modifications in the proposed plat before the developer may grade any land to be subdivided.
2. A grading permit or approved improvement plans are required prior to any grading on the site. Erosion and siltation control devices shall be required as directed by the City of Chesterfield.
3. Proposed grading which creates a change in watersheds shall not be permitted.

M. Pedestrian Ways and Common Land Access for Maintenance.

1. The Department may require pedestrian ways to provide access to parks, schools, shopping areas, public transportation facilities, common land, or similar facilities, or where otherwise necessary to promote the public safety.
2. In the event that a pedestrian way is required, the pedestrian way shall be provided for in accord with the following:
 - a.) A minimum of 20 feet of right-of-way shall be provided for the required pedestrian way.
 - b.) If the pedestrian way is necessary to provide access to an area intended for the installation of active recreation facilities, a walkway shall be required within the pedestrian way. The walkway shall be constructed with four-foot (4') wide and four-inch (4") thick Portland cement pavement or other all-weather surface on a grade longitudinally not exceeding eight percent (8%) unless steps are provided as a part of the walkway.
 - c.) No building permit will be issued on lots abutting the walkway required within a pedestrian way until the walkway has been constructed.
3. Common Land Access for Maintenance. Whenever areas designated and platted as common land contain facilities for retention lakes or ponding or recreational uses, the periodic maintenance of which requires use of heavy equipment, access to the common land shall be of sufficient width reasonably graded to facilitate maintenance equipment and constructed of materials appropriate to accommodate such equipment as approved by the Department.

N. Underground Wiring for Subdivisions.

All electric and telephone distribution lines shall be installed underground, except those overhead distribution feeder lines necessary to serve that subdivision and in locations as approved by the Department. Cable switching enclosures, pad mounted transformers, and service pedestals may also be installed above ground and may be installed as a part of the street lighting standards where approved by the Department. The Department may approve above-ground installations in whole or part for non-residential subdivisions only when a request is submitted by the developer with documentation that supports the impracticability of installing such utility lines underground.

Sec. 04-09. STREETS

A. Improvements.

1. All streets shall be graded and the roadway improved by surfacing. Roadway surfacing shall be in accordance with City standards and specifications. All grading and surfacing shall be done under observation and inspection of the City of Chesterfield and shall be subject to its approval. The treatment of the intersection of any new street with a State highway and any additional required widening of an adjoining State Highway shall be subject to approval by the District Engineer of the State of Missouri Department of Transportation.
2. At such times as a subdivision is proposed adjacent to an existing street, that street shall be improved to current City specifications. Additional right-of-way and the cost of improvement of half of the right-of-way adjacent to the proposed subdivision shall be included in the overall subdivision improvements. The improvements shall be made to current City specifications and standards.
3. In certain cases involving the subdivision of a tract or tracts of land, the reservation of right-of-way areas may be required for future road improvements as authorized by the preliminary plat for that tract.

B. Street Standards.

The arrangement, character, extent, width, grade, and location of all streets shall be considered in their relation to existing and proposed streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets. The following standards shall apply:

1. General Standards. These apply to residential and non-residential types of subdivisions.
 - a.) The developer shall make provision for the extension and relocation of major, collector, and local streets which affect the property. Streets normally shall connect with streets already established, or provide for future connections to adjoining unsubdivided tracts, or shall be a reasonable projection of streets in the nearest subdivision tracts. Permanent pavement terminus locations shall be constructed with appropriate pavement circles and/or pavement loops to provide for the necessary continuous turning movements.
 - b.) Where a subdivision abuts or contains an existing or proposed major street, the Department may require frontage or service

- streets, double frontage lots with screen planting, and non-access strips at the rear of such lots.
- c.) Street intersection jogs or discontinuities with centerline offsets of less than 100 feet shall be avoided.
 - d.) Reserved strips of land which control or limit access at the terminus of streets are prohibited.
 - e.) A tangent of less than 100 feet in length shall be avoided between reverse curves on major and collector streets.
 - f.) A subdivision entrance street shall intersect the major or collector street with an interior angle between 70 degrees and 90 degrees and be positioned to provide adequate sight distance along each intersecting roadway as determined by the City of Chesterfield.
 - g.) All streets intersecting major or collector streets shall be directly opposite existing or other proposed streets or shall be a minimum of 300 feet distance, as measured between street centerlines.
 - h.) Where a collector street enters or connects with a major street, intersection geometrics shall be provided as directed by the City of Chesterfield. Additional traffic lanes or other widening, pavement thickness, drainage facilities, granular base, traffic-control devices, and other improvements may be required to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades, or other conditions.
 - i.) All public and private streets shall have standard right-of-way widths and shall be constructed to City of Chesterfield standard specifications.
 - j.) Any subdivision platted along an existing street shall provide additional right-of-way, not to exceed 20 feet on either side.
 - (1) When the subdivision is located on one side of an existing street, required right-of-way width shall be provided measured from the centerline of the right-of-way as originally established or as traveled. The centerline must meet requirements of the City of Chesterfield with regard to radius when located on a curved roadway.
 - (2) Additional right-of-way beyond 20 feet may be requested by the City of Chesterfield subject to approval by the Department. Appeals to this requirement are subject to the provisions of Article 02 of this UDC.

- k.) The Department may require a street to be dedicated to public use wherein it is deemed in the best interest of the traveling public in order to provide circulation.
- l.) No building permit may be issued for any lots abutting a temporary turnaround as shown on any recorded subdivision plat unless and until the temporary turnaround is actually constructed and has been approved by the City of Chesterfield. In addition, no building permit will be issued for display units on proposed lots that would be located where temporary turnarounds are required. The Department may grant a variance providing that the following conditions are met:
 - (1) The developer submits to the Department statements from all prospective lot purchasers affected by the temporary turnaround, excluding the developer himself, declaring that they agree to the use of their driveways for executing the turnaround movements at the terminus of the street and acknowledging that any repairs made necessary due to damage to the driveway caused by the use of their driveway for the turnaround movement shall in no way be deemed the responsibility of the City of Chesterfield; and
 - (2) Provide an easement for the turnaround movement approved by the City of Chesterfield.
- m.) A subdivision plat involving new or existing streets crossing railroad tracks shall provide adequate rights-of-way, including approach rights-of-way and slope easements for construction of an underpass or overpass, unless otherwise specified by the Planning Commission. Approval of the Public Service Commission and the City of Chesterfield must be received in connection with all railroad crossings.
- n.) Maintenance of private streets shall be the sole responsibility of the property owners or trustees of the subdivision.
- o.) When streets are proposed as private, the developer shall be required to have a trust indenture and a statement on the record plat establishing the method for providing continuous maintenance of streets, as well as storm sewers.
- p.) Any public roads proposed within a development and located within the floodplain shall be protected from flood damage as directed by the City of Chesterfield.
- q.) Subdivisions built with private streets after the effective date of this UDC, shall be required to have a sign prominently displayed

at the entrance(s) to the private streets. These signs shall comply with standards established by the Department (minimum size 12 inches by 18 inches) and shall contain the following required disclosure language (appropriate to the situation):

THE STREETS IN THIS SUBDIVISION ARE PRIVATE. THE (Pick one from the list in brackets) [OWNERS or HOMEOWNERS' ASSOCIATION or CONDOMINIUM ASSOCIATION] IS RESPONSIBLE FOR ALL REPAIRS AND MAINTENANCE.

Installation of these signs shall be the responsibility of the developer and the cost for same shall be included in the escrow established for subdivision improvements. The developer shall be responsible for all maintenance and/or replacement of these signs until such time as all of the Trustees are residents of the subdivision, at which time the Trustees will be responsible for all maintenance and/or replacement of these signs.

- r.) Sleeves for future electric and water services shall be installed to any non-paved area isolated by street pavement. The sleeve shall extend one (1) foot beyond pavement and shall be marked with a metal marking wire for future tracing.

2. Residential Standards. In addition to the above, the following shall apply for residential developments:

- a.) A minimum radius of 20 feet at street right-of-way intersection and a minimum radius of 32 feet at the back of the curb or edge of pavement shall be required. Greater radii may be required at the intersection and at the back of curb or edge of pavement of a street with a major or collector street as directed by the City of Chesterfield. The Department may permit comparable cut-offs or chords in lieu of rounded corners.
- b.) All stub streets shall be constructed with a temporary turnaround.
- c.) All stub streets built after the effective date of this UDC, shall have a sign prominently posted at the end of the street and a sign prominently posted at the entrance to the stub street. These signs shall comply with standards established by the Department (minimum size 12 inches by 18 inches) and shall contain the following required disclosure language:

THIS IS A TEMPORARY STUB STREET. THIS STREET TO BE EXTENDED AS PART OF FUTURE DEVELOPMENT.

Installation of these signs shall be the responsibility of the developer and the cost for same shall be included in the escrow established for subdivision improvements. The developer shall be

responsible for all maintenance and/or replacement of these signs until such time as all of the Trustees are residents of the subdivision, at which time the Trustees will be responsible for all maintenance and/or replacement of these signs.

- d.) All stub streets proposed after November 17, 1997 shall be designed to meet the minimum requirements set forth in the matrix tables in Section 04-09.C. of this Article which follows. Consideration should be given to the fact that a stub street which is classified as a local street for the current development may be required to be reclassified as a collector street when adjacent developments are constructed. When this possibility exists, the City of Chesterfield shall require that the stub street be constructed to collector street standards as set forth in the matrix tables in Section 04-09.C. of this Article.
- e.) All streets shall be designed to meet the minimum requirements set forth in the matrix tables which follow in Section 04-09.C. of this Article, with the exception of large lot subdivisions to which such requirements are not applicable. These matrix tables are designed to provide the maximum allowable flexibility in street construction standards, while at the same time insuring the protection of the public interest. The widths of right-of-way and pavement are allowed to vary as functions of the type of street and the corresponding intensity of use.
- f.) Roadway easements for the servicing of large lot subdivisions shall have a minimum width of 50 feet.
- g.) Streets within subdivisions in the "NU" Non-Urban District utilizing the density development procedure shall have a minimum pavement width of 24 feet and shall be private.
- h.) A street on which residential lots front and which parallels but is not adjacent to a railroad right-of-way shall be at a distance from the railroad right-of-way sufficient to provide lots with a minimum depth of 160 feet.
- i.) The pavement width set forth in the matrix tables found in Section 04-09.C. of this Article which follows does not allow for parking, nor will parking be permitted on the streets. For each parallel parking space adjacent to these streets an additional width of ten (10) feet shall be provided. Additional parking requirements shall be as provided herein and by the standards established by the Commission.

- j.) All developments with lots solely fronting on major streets should have a turnaround maneuvering area which eliminates having to back out onto streets.
- k.) Alleys.
 - (1) Alleys may be provided in a residential district and shall be at least 20 feet wide and shall be constructed according to City standards.
 - (2) Alleys with one-way traffic and designed as a loop for proper traffic circulation shall have at least 14 feet of pavement width, be located in a 20-foot easement, and be constructed according to City standards.
 - (3) All alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be designed to permit safe vehicular movement.
 - (4) A dead-end alley shall have an adequate turnaround facility at its termination.
- l.) Blocks shall not exceed 1,500 feet except as the Department deems necessary to secure the efficient use of land or desired features of street layout.

C. Street Specification Matrix Tables.

1. The following is the Street Specification Matrix Table providing General Requirements:

Matrix 1: Street Specification Matrix-General Requirements						
	Street Type	Min. Frontage at Building ⁴	Max ROW ⁶	Max. Loop Length / Lots Served	Cul-de-sac Length / Lots/Units Served	Pavement Width / Lots Served
R-1, E-2AC and E/1AC	Local	125'	44' if loop or cul-de-sac; 50' if otherwise ¹	2,800'	800'	26' ⁷
				45 lots	13 lots	
	Collector ³	125'	60'	-	-	38'
R-1A, E-1/2AC	Local	100'	50'	2,600'	750'	26' ⁷
			40' ²	50 lots	15 lots	
	Collector ³	100'	60'	-	-	38'
R-2	Local	85'	50'	2,450'	700'	26'
			40' ²	56 lots	16 lots	
	Collector ³	85'	60'	-	-	38'
R-3	Local	70'	50'	2,310'	660'	26'
			40' ²	81 lots	23 lots	
	Collector ³	70'	60'	-	-	38'
R-4	Local	60'	50'	2,200'	630'	26'
			40' ²	78 lots	25 lots	
	Collector ³	60'	60'	-	-	38'
R-5	Local	50'	50'	2,100'	600'	26'
			40' ²	91 lots	26 lots	
	Collector ³	50'	60'	-	-	38'
R-6A	Local	On review	55'	On review	On review	32'
			45' ⁴			
	Collector ³	On review	60'	On review	On review	38'
R-6	Local	On review	55'	On review	On review	32'
			45' ⁴			
	Collector ³	On review	60'	On review	On review	38'
R-7	Local	On review	55'	On review	On review	32'
			45' ⁴			
	Collector ³	On review	60'	On review	On review	38'
R-8	Local	On review	55'	On review	On review	32'
			45' ⁴			
	Collector ³	On review	60'	On review	On review	38'

- ¹ Exception: In the "R-1" Zoning District, where the minimum lot frontage is 125 feet, sidewalks may be omitted on loop streets of not more than 26 lots and on cul-de-sac streets of not more than 13 lots. The right-of-way requirement would then be 34 feet; with additional easements as required for drainage and utilities, however, a minimum building line of 40 feet shall be maintained.
- ² In any residential zoning district where eight (8) or fewer single-family lots, including corner lots, are proposed on a cul-de-sac street which will not contain sidewalks, a 40-foot right-of-way is permitted with additional easements as required for drainage and utilities.
- ³ Right-of-way and pavement widths indicated are minimum requirements. Additional widths may be required based on traffic study as directed by City of Chesterfield.
- ⁴ Minimum frontage is a function of lot size and is determined as explained in Section 04-08.B. of this Article.
- ⁵ Where no sidewalks are required, a 45-foot right-of-way is permitted with additional easements as required for drainage and utilities.
- ⁶ As an option, the right-of-way width may be reduced by ten (10) feet with the placement of required sidewalks within a five-foot (5') wide sidewalk, maintenance, utility and roadway widening easement. If said option is chosen, the distance from the established right-of-way to the building line shall be increased by five (5) feet.
- ⁷ 26 foot standard; 20 foot standard if designed as a loop or cul-de-sac street provided that the cul-de-sac does not serve more than 13 lots and loops limited to 45 lots.

2. The following is the Street Specification Matrix Table providing criteria and standards for Turnarounds:

Matrix 2: Street Specification Matrix-Criteria and Standards for Turnarounds		
E-2AC, E-1AC, E-1/2AC, R-1, R-1A	Local	54-foot, radius right-of-way, 42-foot pavement radii, 26-foot pavement width with island optional.
	Collector street	Optional: 62-foot radius road maintenance and utility easement, 55-foot radius right-of-way, 55-foot pavement, radii, 24-foot pavement width for turnaround only.
R-2, 15,000 sq. ft.	Local street	54-foot radius right-of-way, 42-foot pavement radii, 26-foot pavement width with island optional.
	Collector street	Optional: 62-foot radius road maintenance and utility easement, 55-foot radius right-of-way, 55-foot pavement radii, 24-foot pavement width for turnaround only.
R-3, 10,000 sq. ft.	Local street	54-foot radius right-of-way, 42-foot pavement radii, 26-foot pavement width with island optional.
	Collector street	Optional: 62-foot radius road maintenance and utility easement, 55-foot radius right-of-way, 55-foot pavement radii, 24-foot pavement width for turnaround only.
R-4, 7,500 sq. ft.	Local street	54-foot radius right-of-way, 42-foot pavement radii, 26-foot pavement width with island optional.
	*Collector street	Optional: 62-foot radius road maintenance and utility easement, 55-foot radius right-of-way, 55-foot pavement radii, 24-foot pavement width for turnaround only.
R-5, 6,000 sq. ft.	Local street	54-foot radius right-of-way, 42-foot pavement radii, 26-foot pavement width with island optional.
	Collector street	Optional: 62-foot radius road maintenance and utility easement, 55-foot radius right-of-way, 55-foot pavement radii, 24-foot pavement width for turnaround only.
R-6A	Local street	26-foot pavement, 42-foot outer pavement radius, inner pavement radius 16-foot when designed with optional island
	Collector street	Not applicable
R-6	Local street	26-foot pavement, 42-foot outer pavement radius, inner pavement radius 16-foot when designed with optional island
	Collector street	Not applicable
R-7	Local street	26-foot pavement, 42-foot outer pavement radius, inner pavement radius 16-foot when designed with optional island
	Collector street	Not applicable
R-8	Local street	26-foot pavement, 42-foot outer pavement radius, inner pavement radius 16-foot when designed with optional island
	Collector street	Not applicable

*Right-of-way and pavement widths indicated are minimum requirements. Additional widths may be required based on traffic study as directed by City of Chesterfield.

D. Non-Residential Standards.

In addition to those standards described elsewhere in Section 04-09 of this Article, the following shall apply to non-residential developments:

1. Pavement Width and Right-of-Way.
 - a.) All streets in a non-residential subdivision shall be designed to meet at least the minimum requirements of pavement width and right-of-way width as set forth in the following table, except where additional requirements are determined by the Department to be necessary in which case the Department shall receive prior determination from the City of Chesterfield.

Non-Residential Subdivision Street Design Criteria

	Minimum Right-of-Way (ft.)	Minimum Pavement Width (ft.)	Minimum Road Maintenance and Utility Easement in feet on both sides of R-O-W
Local access and minor	40'	26'	10'
Collector	50'	38'	10'
Major	60'	51'	10'

2. Minimum pavement widths shown above are to be measured from back to back of curbs.
3. Collector streets in a non-residential subdivision may be built in two (2) stages of two (2) lanes each stage.
4. A minimum radius of 32 feet at the back of the curb or edge of pavement shall be required at all local street intersections in a non-residential subdivision, except tracts developed in an "M-1," "M-2," "M-3," "LI", or "PI" Industrial Zoning District, which shall require a minimum radius of 45 feet at all street intersections. Intersections of major and collector streets shall require intersection geometrics as directed by the City of Chesterfield.
5. All curbs shall be six-inch (6") minimum vertical curb with appropriate wheelchair ramps where sidewalks are required.
6. Culs-de-Sac.
 - a.) The Department may approve culs-de-sac of more than 600 feet in non-residential subdivisions, but all such culs-de-sac shall have a turnaround with a minimum diameter at the back of the curb of at least 110 feet. In some cases, the Department may determine

that a diameter of 84 feet is appropriate where parking areas can be utilized for turnaround movements.

- b.) Islands shall not be required in turnarounds in a non-residential subdivision.
7. Alleys. Alleys or other provisions for service access may be required by the Department in non-residential subdivisions only where other provisions have not been made for service access, such as off-street loading, unloading, and parking, which provisions are adequate for the uses proposed within the subdivision.
8. Right-of-Way Dedication at Railroad Crossings. There shall be no requirement for a non-residential subdivision to provide for rights-of-way, including approach right-of-way and slope easements, for construction of an underpass or overpass where a street in a non-residential subdivision crosses railroad tracks, except in the case of major and collector streets as defined elsewhere in this Article. Where at grade crossings of railroad tracks occur, the installation of electric warning signals or other precautionary measures may be required if deemed by the Commission to be necessary for the public safety. Approval of the Public Service Commission and the City of Chesterfield is required for all railroad crossings.
9. Private Streets.
- a.) Private streets may be permitted in non-residential subdivisions.
 - b.) The pavement thickness of such streets shall be constructed to City standards.
- E. Street Names.
- 1. Proposed through or collector streets which are continuations of, or in general alignment with, existing named streets shall bear the names of such existing streets.
 - 2. The name of a proposed street which is not in alignment with an existing street shall not duplicate the name of any existing or platted street.
 - 3. All the names of streets proposed by the subdivider shall be approved by the United States Postal Service - Customer Services Department and the Department prior to submitting the proposed record plat for review.
- F. Street Signs.
- 1. Reflectorized street signs bearing the name of the street, as designated on the record plat, shall be placed at all street intersections.

2. The City of Chesterfield shall approve the location and inspect the installation of street name signs in all subdivisions.
3. The size, height, and type of sign shall be in accordance with the specifications of the City of Chesterfield.
4. Street signs shall not be required for large lot subdivisions other than at each intersection of a designated private roadway easement with an existing or proposed public street.

G. Disclosure of Responsibility for Street Maintenance.

1. So long as there shall be a private street or a street not accepted by the City of Chesterfield for maintenance within any subdivision, no person shall sell, lease, rent, offer to sell, lease or rent, or advertise for sale, lease or rental, any dwelling unit or non-residential property without disclosing to each prospective purchaser or tenant his responsibility with respect to subdivision streets in the manner required by this Section. For the purpose of this Section, "prospective purchaser or tenant" includes any person making inquiry of any responsible party with respect to purchase, rental, or lease of a dwelling unit or non-residential facility.
2. Required Disclosure. Disclosure shall be made to each prospective purchaser or tenant in substantially the following form, where applicable:

THE STREETS IN THIS SUBDIVISION ARE PRIVATE. THE OWNERS, HOMEOWNERS' ASSOCIATION, OR CONDOMINIUM ASSOCIATION ARE RESPONSIBLE FOR ALL REPAIRS AND MAINTENANCE.

or

THE CONSTRUCTION DESIGN OF THESE STREETS HAS BEEN APPROVED BY THE CITY. UNTIL SUCH TIME AS STREETS ARE ACCEPTED BY THE CITY FOR MAINTENANCE, THE OWNERS, HOMEOWNERS' ASSOCIATION, OR CONDOMINIUM ASSOCIATION WILL BE RESPONSIBLE FOR ALL REPAIRS AND MAINTENANCE.

or

THE STREETS IN THIS SUBDIVISION WHICH ARE CONSTRUCTED BELOW THE FLOOD ELEVATION ARE PRIVATE. THE OWNERS ARE RESPONSIBLE FOR ALL REPAIRS AND MAINTENANCE.

Such modifications of the above language shall be made, and only such modifications may be made, as are necessary to plainly and accurately portray the current and future status of subdivision streets. Any reference in such disclosure to a board of trustees or managers or similar persons shall further disclose the manner of selection of existing and

future trustees or managers and the manner in which any costs borne by such persons will be defrayed.

3. Responsible Parties. The requirements of this Section shall be complied with by any developer, development corporation, lender, title company, real estate broker, corporation, agent, manager or management corporation, and each agent or employee of any of the foregoing to the extent of involvement in marketing of subdivision property.
4. Specific Requirements. It is the responsibility of each responsible party to accomplish the disclosure required by this Section. Without limiting the generality of this obligation, a copy of the required disclosure, in any event:
 - a.) Shall be prominently posted in the sales office;
 - b.) Shall be contained in a contract for the sale, lease, or rental of a dwelling unit or non-residential facility, and if not printed in "red letter" or similar contrasting and noticeable colors, shall be specifically pointed out to a prospective purchaser or tenant prior to execution of any such contract; and
 - c.) Shall be printed in readily legible type on any map or plat used for marketing purposes.
5. Exceptions. The disclosure required by this Section need not be made:
 - a.) In advertising by billboard, radio, television, or newspaper;
 - b.) By a person presently owning or leasing and who has never owned or leased within the subdivision or development more than the single unit which is proposed to be sold, leased, subleased, or rented.
6. Pre-Approval of Modified Disclosure.
 - a.) Any proposed modification of the language of the required disclosure shall be submitted to the Director or officer appointed by the City Council for approval prior to use.
 - b.) The Director or officer appointed by the City Council shall approve any modification which is factually accurate and serves to inform a prospective purchaser or tenant at least as well as the language set forth above.
 - c.) Any approved modification of the required disclosure may be used in lieu of the above language so long as the same is factually accurate.

Sec. 04-10. DRIVEWAY ACCESS LOCATION AND DESIGN STANDARDS

A. Purpose.

The purpose of the Chesterfield Driveway Access Location and Design Standards is to recognize the City's desire to minimize the number of permitted access points in an effort to improve traffic flow, minimize congestion, and enhance the public safety. The number of access points may be restricted, even to the extent that all other criteria may be met.

B. Scope of Provision.

The Chesterfield Driveway Access Location and Design Standards are supplemented and qualified by additional general regulations as published by the Department and other appropriate departments of the City and are incorporated as part of these design standards by reference.

C. General.

1. The specifications and guidelines set forth in this Section are to be applied to all roadways and properties that abut roadways within the City, unless otherwise indicated.
2. This Section shall be deemed to be supplemental to other Sections regulating the use of public property, and in case of conflict, this Article shall govern.
3. Adequate sight distance to observe roadway traffic shall be provided for a vehicle entering a roadway from a driveway.
4. Upon the petitioner establishing unique and unusual circumstances that make it difficult to apply these standards, the petitioner's engineer, after establishing the unique and unusual circumstances may apply for a variance to the recommended dimensions set forth in this Article if warranted by specific traffic conditions. The Department may approve said deviation only upon the establishment that it is in the public interest, that same be approved.
5. It shall be unlawful for any person to cut, break, or remove any curb along a street except as granted by the issuance of a Special Use Permit, or the approval of improvement plans.
6. It shall be unlawful for any person to construct, alter, or extend; or permit or cause to be constructed, altered, or extended any driveway approach adjacent to a public street that can be used as a parking space on the area between the curb and private property. No parking behind the curb, within public right-of-way, is permitted.

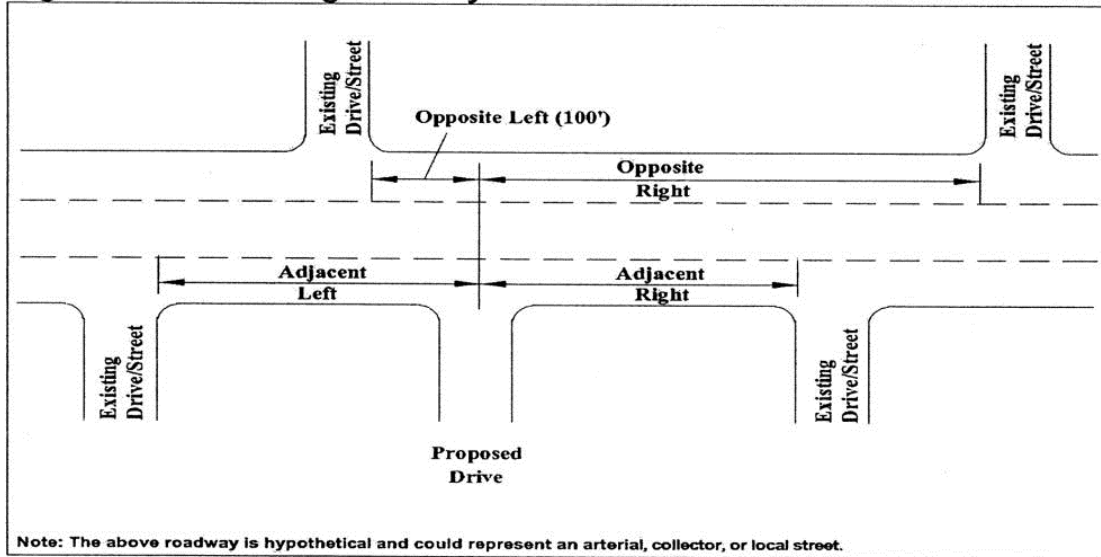
D. Location of Driveway Access.

1. In making a determination as to the location of driveway access, the Department shall consider:
 - a.) The characteristics of the proposed land use;
 - b.) The existing traffic flow conditions and the future traffic demand anticipated on the development and the adjacent street system;
 - c.) The location of the property;
 - d.) The size of the property;
 - e.) The orientation of structures on the site;
 - f.) The number of driveways needed to accommodate anticipated traffic;
 - g.) The number and location of driveways on existing adjacent and opposite properties;
 - h.) The location and carrying capacity of adjacent intersections;
 - i.) Proper geometric design of driveways;
 - j.) The spacing between opposite and adjacent driveways;
 - k.) Internal circulation between driveways;
 - l.) The speed of traffic on the adjacent roadway;
 - m.) Pedestrians, sidewalks, cyclists, and other modes of transportation; and
 - n.) Surrounding terrain and vegetation, relative to sight distance.
2. Non-residential developments shall not be permitted driveway access that requires backing maneuvers in a public street right-of-way for parking or loading areas.
3. Single-family housing unit's driveway access shall not be restricted relative to backing maneuvers; however, whenever possible, driveway access to arterial and collector streets for a single-family housing unit shall utilize turnouts or a circular type driveway.
4. One (1) curb cut shall be allowed for access to single-family residential lots. More than one curb cut may be allowed upon approval by the City Engineer.

5. For corner tracts, access to residential lots shall be provided from the lesser (lowest classification) street. The determination as to the lesser (or greater) street shall be made by the City Engineer and based on the functional street classification and traffic.
 6. Driveway access to gated developments shall be as approved by the City Engineer. At a minimum, a stacking distance of 60 feet shall be provided, and a turnaround for rejected vehicles, designed to accommodate a single unit truck, must be provided in advance of the gate.
 7. No cuts through a left-turn reservoir of a median shall be permitted in order to provide for left turn movements to driveway approaches.
 8. Driveways in right-turn lane transition areas shall be as approved by the Department.
 9. When a commercial, industrial or multi-family development abuts more than one public street, access to each abutting street may be allowed only if the following criteria are met:
 - a.) It is demonstrated that such access is required to adequately serve driveway volumes and will not be detrimental or unsafe to traffic operations on public streets. The Department may require the submittal of a traffic study, which demonstrates that such access is required.
 - b.) The minimum requirements, as set forth in Figure A2, for corner clearance for commercial or multi-family driveways are met.
 - c.) The proposed access does not promote cut-through traffic.
 - d.) It is demonstrated that such access is required to adequately provide access for emergency responders.
- E. Spacing of Driveway Access.
1. Application of the Chesterfield Driveway Access Location and Design Standards requires identification of the functional classification of the street on which access is requested and then application of the appropriate spacing requirements.
 2. The functional classification of streets in the City is identified on street maps maintained by the Department. The functional classification of any street in the City not indicated as an arterial or collector street on this plan shall be determined using the functional street classification defined by the American Association of State Highway and Transportation Officials (AASHTO) "green book", A Policy on Geometric Design of Highways and Streets.

3. Driveway access spacing shall be measured from the centerline of the proposed driveway pavement to the nearest edge of the roadway pavement (paved shoulder or back of curb) of the adjacent or opposite driveway or street as indicated in Figure A1. The driveway spacing requirements shall not apply to single-family lots accessing local streets.

Figure A1-Measuring driveway access



4. Opposite right driveways shall be located no closer than the minimum requirements of Table A1.

Table A1 – Opposite right (downstream) drive spacing

Street Classification	Required Minimum Spacing (feet)	*Exception to Required Min. Spacing (feet)
Major Arterial	400	300
Minor Arterial	350	225
Collector	300	175
Local Street**	225	125

* Exceptions to the Required Minimum Spacing may be requested for existing developments with insufficient frontage and approved by the Department. In addition, drives with higher volumes may require greater offsets.

** The driveway spacing requirements shall not apply to single-family lots accessing local streets.

5. Additional opposite right spacing over and above that set forth in Table A1 may be required if it is determined by the Department that there is insufficient left turn storage or weave maneuver area between the

opposite right and proposed driveway. This determination shall be made under peak traffic conditions.

6. A minimum of 100 feet shall be required for opposite left drives for all street classifications where no centerline medians are constructed.
7. If the centerline of an opposite drive is less than 15 feet from the centerline of the proposed drive, the drives form an intersection and the minimum spacing requirements shall apply for the closest adjacent drive.
8. Adjacent drives shall be located no closer than the minimum requirements of Table A2.
9. When necessary, and to maximize spacing and limit access points, the Department may require shared access.

Table A2--Adjacent drive spacing

Street Classification	Required Minimum Spacing (feet)	*Exception to Required Min. Spacing (feet)
Major Arterial	350	275
Minor Arterial	300	230
Collector	235	185
Local Street**	150	100

* Exceptions to the Required Minimum Spacing may be requested for existing developments with insufficient frontage and approved by the Department. In addition, drives with higher volumes may require greater offsets.

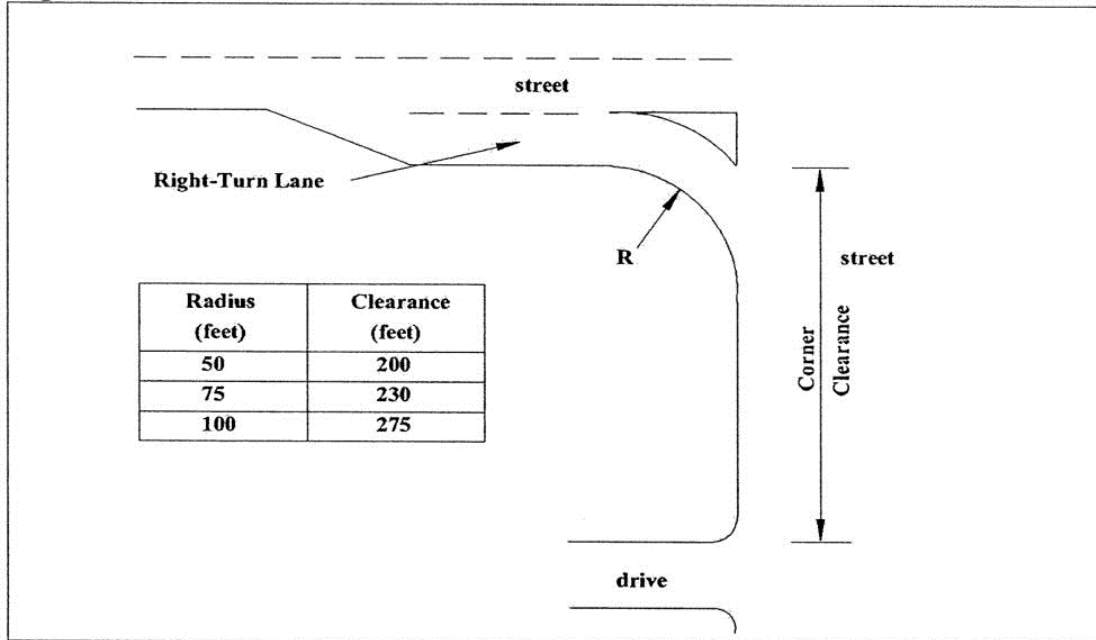
** The driveway spacing requirements shall not apply to single-family lots accessing local streets.

F. Corner Clearance.

Corner clearance for driveway access shall meet or exceed the minimum driveway spacing requirements for that roadway. When minimum spacing requirements cannot be met due to lack of frontage and all means to acquire shared access drives or cross access easements have been exhausted, the following requirements shall apply:

1. At intersections of arterials with channelized right-turn lanes with yield control, a corner clearance distance in accordance with those set forth in Figure A2 shall be required for the first downstream driveway. This distance shall be measured from the channelized median to the nearest edge of the proposed driveway as indicated in Figure A2.

Figure A2- Downstream corner clearance



2. No driveway approach on a corner lot may be located closer than 30 feet from local streets, 75 feet from collector streets, 100 feet from minor arterials and 120 feet from major arterials. This measurement shall be taken from the intersection of the prolonged property lines at the corner, as shown on Figure A2. Where applicable, easement lines shall be substituted for property lines. When these requirements cannot be met due to lack of frontage, the driveway may be located such that the radius or flare will begin at the farthest property line.

G. Shared or Cross Access.

1. A joint private access easement may be required between adjacent lots fronting on arterial and collector streets in order to minimize the total number of access points along those streets and to facilitate traffic flow between lots. The location and dimensions of said easement shall be determined by the City Engineer.
2. Private cross-access easements may be required across any lot fronting on an arterial or collector street in order to minimize the number of access points and facilitate access between and across individual lots. The location and dimension of said easement shall be determined by the City Engineer.

H. Maximum Number of Non-Residential Entrances.

The number of non-residential entrances for each property or site shall be restricted on the basis of traffic requirements as determined by the City Engineer. The maximum number allowed, if all traffic requirements are satisfied, shall be as indicated in Table A3.

Table A3 – Non-Residential Entrances

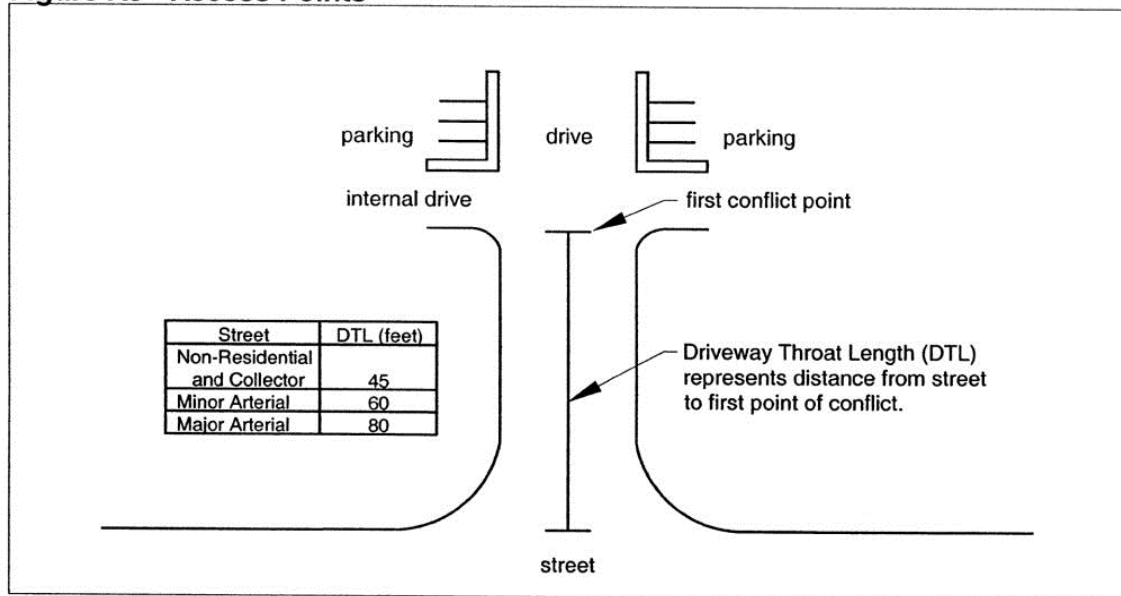
Frontage (feet)	Maximum Number Non-Residential Entrances
Less than 200	1
200-500	2
500-1,000	3

I. Geometric Design of Driveway Access.

1. Any driveway approach located within public right-of-way shall meet the City's standards.
2. Edges of curb openings for driveways shall be a minimum of five (5) feet clear distance from the nearest edge of street stormwater inlets and ten (10) feet clear distance from street corner radius point.
3. In the case of corner lots, no parts of a driveway shall be constructed within the sight distance triangle area bounded by the property lines of a corner lot and a line connecting two (2) points on the property lines each measured 30 feet from the intersection of the two (2) property lines at the intersection.
4. The maximum width of residential driveway approaches measured at the property line, shall not exceed 26 feet in width, while the minimum width shall not be less than ten (10) feet.
5. The maximum width of commercial, industrial and multi-family driveway approaches for two-way operation shall not exceed 40 feet except that the City Engineer may issue permits for driveway approaches greater than 40 feet in width on major streets to handle special traffic conditions. The minimum width of commercial and multi-family driveway approach for two-way operation shall not be less than 24 feet.
6. The combination of the width of two (2) driveways for residential circular drives shall not exceed 32 feet, if two (2) curb cuts are approved per Section 04-10.D.4. of this Article.
7. The angle of driveway approach shall be between 70 degrees and 90 degrees for one-way drives.
8. A minimum driveway throat length of 45 feet for non-residential local streets and collector streets, 60 feet and 80 feet for arterials, as shown in

Figure A5 shall be required to allow free flow for traffic entering the site in order to avoid traffic into the development causing delays to the through traffic stream. A minimum driveway throat length of 125 feet shall be required on signalized driveways, or longer as may be recommended by a traffic study; and a minimum driveway throat length of 250 feet shall be required for commercial retail centers that have over 200,000 gross feet of leaseable floor area. The driveway throat length shall be defined as the distance from the street to the first point of conflict in the driveway.

Figure A5 - Access Points



9. For the benefit of traffic safety and flow on collector and arterial streets, tapered or channelized deceleration lanes for vehicles turning right into high volume or intersection type driveways may be required if warranted. Design of right-turn deceleration lanes shall be in accordance with the AASHTO Green Book on auxiliary lanes.

The spacing requirements for driveways not meeting the specifications in Tables A1 and A2 may be lessened or waived if tapered or channelized deceleration lanes are used.

10. Access points on arterial and collector streets may be required to be signalized in order to provide safe and efficient traffic flow. A development may be responsible for all or part of any right-of-way, design, hardware, and construction costs of a traffic signal if it is determined that the signal is necessitated by the traffic generated from the development.

J. Street Structures.

No driveway shall interfere with public facilities such as street light or traffic signal poles, signs, fire hydrants, cross walks, bus loading zones, utility poles, fire alarm supports, drainage structures, or other necessary street structures. The City Engineer is authorized to order and effect the removal or reconstruction of any driveway constructed prior to the adoption of these standards which is found to be a non-conforming structure and when the driveway needs to be reconstructed or relocated due to the evident public need. (Public need includes, but is not limited to, changes required for: public safety, traffic flow, pedestrian concerns, maintenance requirements, changes in street structure in the area, flood control and/or street drainage, etc.). The cost of reconstructing or relocating such driveways shall be at the expense of those creating the reconstruction or relocation need and/or those receiving the benefit.

K. Permits.

1. Any plans submitted for building approval which include or involve driveways shall be referred to the City Engineer for review and/or approval under one of the two following procedures before a building permit is issued:
 - a.) New property development under improvement plans. Approval of driveway location and design for new properties and/or developments included in the properties "improvement plan" shall be considered the "permit" for driveway installation as submitted.
 - b.) Special Use Permits. Any property owner desiring a new and different driveway or an improvement to an existing driveway at an existing residential or non-residential property shall make application for a special use permit, in writing, on such forms as are provided by the City, and designating the contractor who will do the work, to the City Engineer. The application shall be accompanied by a sketch or drawing clearly showing the driveway, parking area, or driveway to be connected and the measured location of the nearest existing driveways on the same or opposite sides of the roadway. The City Engineer will prescribe the construction procedure to be followed.
2. Special use permits are not required when an existing residential driveway is simply being removed or replaced in kind. (Note: Special use permits are required for any significant structure change, land use change, or property boundary change to any specific identifiable parcel of land.)
3. All permits granted for the use of public property under the terms of this Section shall be revocable upon a due cause showing of public need.

L. Penalties.

1. Any persons, firm, association, entity, or corporation violating any provisions of this Article, or any employee, assistant, agent, or any other person participating or taking part in, joining or aiding in the violation of any provisions of this Article shall be guilty of a misdemeanor punishable by fine of not less than \$5.00 and not more than \$500.00 for each and every day that such violation continues at the discretion of the court. Each day will be considered a separate violation.
2. In addition to the penalties herein above authorized and established, the City may issue stop work orders and the City Attorney shall take such other actions at law, or in equity, as may be required to halt, terminate, remove or otherwise eliminate any violation of this Article.

Sec. 04-11. GRADING PERMITS

A. Permit Required.

Except as herein provided, no grading activity shall commence on any site without obtaining a grading permit from the Department. Such activities include clearing, excavation, fill or any combination thereof. A separate permit shall be required for each site, provided however that one (1) permit may cover both the excavation and fill made from excavated materials. An application for a grading permit shall be in writing on forms provided by the Department, and filed with the Department, and must be accompanied by a Grading Plan and SWPPP.

B. Exceptions.

A grading permit shall not be required in the following instances, provided that no change in drainage patterns or sedimentation onto adjacent properties will occur:

1. Grading for the foundation or basement of any building structure or swimming pool for which a building permit has been duly issued;
2. Grading activities on previously developed property which results in a disturbance of less than 5,000 square feet;
3. Grading for or by any public utility for the installation, inspection, repair or replacement of any of its facilities;
4. Grading of property for or by any governmental agency in connection with a public improvement or public work on said property;
5. Grading of land for farming, nurseries, landscaping, or gardening or similar agricultural or horticultural use whenever there is substantial compliance with recommendations or standards of the local soil conservation authority;

6. Grading activities in public rights-of-way covered by an appropriate special use permit;
7. Grading activities in quarries and permitted sanitary landfills.

While these activities are exempt from obtaining a grading permit, all grading activities are still required to adhere to all standards set forth in the City's Sediment and Erosion Control Manual.

C. Minimum Requirements.

The Manual, as may be updated and modified by the Department, sets forth minimum requirements that must be met in order to obtain a grading permit. This document also provides guidance and additional resources to facilitate control of soil erosion on land that is undergoing development.

D. Application Procedure.

An application for a grading permit shall be in writing on forms provided by the Department, and submitted to the Department. The application shall be completed in the form and manner prescribed by the Department and shall include required information as outlined in the manual. The grading plan and the SWPPP shall be prepared and sealed by a licensed engineer, unless the requirement is specifically waived by the Planning & Development Services Director.

E. Surety.

1. Performance Guarantee.

- a.) Prior to the issuance of a grading permit, the Applicant shall deposit a surety with the City as described below and as required for particular sites. Said grading permit shall be issued upon the approval of the Department and the Applicant depositing with the City a sum equal to that which would be required to guarantee the performance, restoration, maintenance and/or rehabilitation of said site based upon the approved grading plans and the approved SWPPP. In the case of owners, contractors or builders, who have previously violated the subject and provisions of this Section, the amount of the surety shall be increased in each case based on such previous experience.
- b.) If at any time the Department determines that the surety deposited with the City is in an amount that is not sufficient to guarantee the performance, restoration, maintenance and/or rehabilitation of the site based upon the approved grading plans and the approved SWPPP, the permittee shall deposit additional surety with the City in an amount determined by the Department within 15 days after receiving notification from the Department.

If the permittee does not deposit the additional surety with the City, the Department may issue a stop work order as outlined in Article 02-12.H. of this UDC.

- c.) The surety shall be released as detailed in the manual.
- d.) Any portion of the deposit not expended or retained by the City hereunder shall be refunded when the grading operation is completed and the soil and drainage conditions are stabilized to the satisfaction of the City.
- e.) The Planning & Development Services Director or the Public Works Director may perform, or have performed, any work necessary to restore, maintain and/or rehabilitate the site based upon the approved grading plan, approved SWPPP, and/or the requirements of this Article. All costs incurred in the performance of this work shall be charged against the surety the Applicant deposited for the grading permit. By applying for a grading permit, the Applicant consents to the City or its contractor entering the property and holds them harmless regarding any work that they perform.
- f.) Deposits required by this Section shall be in conjunction with a deposit agreement and may be in the form of cash or letters of credit as follows:
 - (1) Cash deposits shall be required when the estimate developed by the Department for the performance guarantee as set out herein is less than \$10,000.00 and in all other cases where the owners, contractors, or builders shall wish to make cash deposits, the same shall be deposited with the Finance Director to be held in an interest bearing account dedicated for that purpose, with all interest accruing to the City to offset administrative and other costs of maintaining the cash deposits;
 - (2) An irrevocable letter of credit drawn on a local financial institution acceptable to and in a form approved by the City Attorney and the Public Works Director. The instrument may not be drawn on a financial institution with whom the developer or a related entity has any ownership interest or with whom there is any joint financial connection that creates any actual or potential lack of independence between the institution and the developer. The letter of credit shall be drawn on a local banking institution within the greater Metropolitan St. Louis area and within the State of Missouri. The letter of credit shall provide that the issuing institution will pay on demand to

the City such amounts as the City may require to fulfill the obligations herein and may be reduced from time to time by a writing of the Director. The letter of credit shall be irrevocable for at least two (2) years and shall state that any balance remaining at the expiration, if not renewed, shall automatically be deposited in cash with the Finance Director, unless a new letter of credit is issued and agreed to by the City or the City issues to the institution a written release of the obligations for which the letter of credit was deposited. The developer shall pay a non-refundable fee of \$200.00 to the City with submission of a letter of credit and \$100.00 for any amendment or extension thereof, to partially reimburse the City's administrative and review costs in accepting and maintaining such letter of credit.

- (3) Certificates of deposit, treasury bills, or other readily negotiable instruments, the type of which has been approved by the Finance Director, endorsed to the City in the cash value of which shall be in an amount not less than the amount specified by the Department in its estimate of the cost for grading, restoration, maintenance, and/or rehabilitation of said site based upon the approved grading plans.

2. Downstream Impoundment Protection and Restoration Guarantee.

- a.) If, in the opinion of the Department, lakes, ponds, detention areas or other impoundment areas may be impacted by proposed work, the permittee shall perform pre-construction and post-construction surveys of each facility and post a bond, in a form acceptable to the City, as guarantee the permittee will perform work in such a manner as to protect downstream facilities and will restore any damage or negative impact his development had on the facilities.
- b.) Pre-construction surveys shall be performed prior to any clearing, grading, demolition or other construction related to the proposed development and prior to plan approval.
- c.) An acceptable bond shall be submitted prior to plan approval.
- d.) Post-construction surveys shall be performed within 12 months of the completion of the proposed development or two (2) years from the start of the development, whichever is greater.
- e.) Within three (3) months of the post-construction survey, the developer shall restore affected impoundment areas to the

condition they would have been in if his development had not occurred.

- f.) If the owner/operator of potentially impacted facilities will not grant the developer the necessary easements to complete the surveys or restoration work, the requirements of this subsection are null and void.

F. Inspections.

1. The Applicant shall provide a qualified inspector to conduct regular inspections of the proposed development site. The qualifications of the inspector and frequency of inspection shall be as detailed in the manual.
2. By applying for a grading permit, the Applicant consents to the City inspecting the proposed development site and all work in progress. The Applicant shall notify the City upon commencement and completion of the following: clearing, rough grading, finish grading before stabilization; and all reestablishment and construction work. Said notice shall be made as detailed in the permit issued to the Applicant.

G. Use of Streets during Grading Operations.

1. Notice. At least five (5) working days prior to the use of any street in the City by trucks or hauling or grading equipment engaged in grading activities in the City which requires the use of the streets maintained by the City, the contractor in charge may be required to submit a written report to the Department, specifying the kind and description of trucks or hauling or grading equipment, and the loaded, and unloaded weight of trucks and hauling equipment, and the number of each and the length of time they will be required to use the streets of this City. The contractor shall furnish the Department with all other information required of him to estimate or determine the amount of wear and tear, or damage, if any, that may be caused to streets by such usage. The Applicant shall also provide the Department visual documentation, such as a video, and/or photographs, of the existing condition of the streets to be used. Before construction actually commences or while the work on the streets is in progress, the Department may require the Applicant to post a pavement restoration bond, in such sum as is directed by the Department, with the City to guarantee the City compensation for any damage to streets, curbs, sidewalks or public facilities.
2. Routes. The Department shall, at least two (2) working days before the commencement of work and usage of the streets of the City, notify the contractor of the route or routes to be used by such trucks and equipment. The permittee and contractor shall be charged with the duty of seeing that the trucks or equipment use only the route or routes approved by the Department. In the event of any emergency requiring a

change in route or routes, or if the Public Works Director finds or determines that any route or routes so designated are not safe or that excessive damage is being caused to any street or streets in the City by such usage, or if he finds the welfare of the City so requires, he may, upon one (1) days' notice to the permittee and contractor, order that the trucks or equipment use only the alternate route or routes so designated by the Public Works Director.

3. Inspection. The Public Works Director shall cause a thorough inspection to be made of the condition of the pavement of the streets designated and used under the permit, as well as the curbs and sidewalks, and shall make written reports of his findings, including with his report after termination of the work, his estimate of the cost of restoring the street, curbs and/or sidewalks to their original condition.

H. Damage to Streets, etc.

At the time the Department approves the route or routes to be used as provided in this Section, the Applicant shall be notified that the City will hold the Applicant liable for unusual wear and tear or damage to the streets, curbs, and sidewalks resulting from such usage, and that acceptance of the route or routes by the Applicant shall constitute an agreement on his part to pay the reasonable cost of restoring the streets, curbs and sidewalks in question to their original condition. Within 30 days after notification, the Applicant shall cause the streets, sidewalks and curbs to be restored to their original condition. Failure to effect the repairs shall be cause for action against the surety.

I. Construction Dirt, Debris, Waste.

1. BMP's at Construction Site. After excavation or construction is commenced on any lot or tract of land in the City, and until sodding, planting, concreting, paving or other final surfacing is in place which will avoid washing or spreading of dirt and mud onto other property, sidewalks, curbs, gutters, streets and the space between sidewalks and curbs, the permittee, the owner of the property, contractor or developer in charge of work, shall construct and maintain temporary siltation control devices or other approved measures to prevent such washing or spreading of mud or dirt. As may be required throughout the day, during the course of excavating or construction, dirt and mud on the sidewalks, curbs, gutters and streets, and the space between sidewalk and street, resulting from work, must be removed.
2. Removing Mud from Vehicle Wheels. The permittee, owners, contractors, and developers, jointly and severally, shall provide their personnel with shovels, a wash-down station, or other equipment as necessary to remove dirt from the wheels of all vehicles leaving any clearing or grading site where mud has accumulated on the wheels, before such vehicles enter any public or private street of the City. It shall be unlawful for the

permittee, or any owner, contractor, developer to permit any vehicle to leave such place with mud on the wheels which is liable to be dispersed over any public or private street of the City, and it shall be unlawful for any driver of a vehicle to enter upon the public or private streets of the City without having removed or had mud removed from the wheels prior to such entry. Each occurrence shall be a separate offense.

3. Spilling Materials on Streets. The permittee, owners, contractors, and developers, jointly and severally, who may load dirt, mud or other materials on any vehicle at any grading site in the City, during construction or otherwise, shall so load the same that no portion thereof shall be spilled or be liable to be spilled on the streets of the City, in violation of this provision, and it shall be unlawful for any driver to operate a vehicle on the streets of the City which is loaded in such manner that it spills or is liable to spill mud, dirt, or other materials on the streets.
4. Boards over Sidewalks. Boards, tracks, or other protection must be laid over sidewalks, curbs and gutters to avoid dirt and mud accumulating therein, as completely as possible and to prevent breakage or damage to such installations, of whatever material constructed. Damage to walks, curbs and gutters will be repaired by the permittee, owner, contractor, or developer, or the Public Works Director may, upon ten (10) days' notice, cause to have them repaired at the permittee's, owner's, contractor's or developer's expense.
5. Waste Material. During the course of construction, excavation, or grading, the permittee, owners, contractors, and developers are required to collect and dispose of all paper, refuse, sticks, lumber and other building waste, and all other waste material, and to prevent the same from blowing or otherwise being scattered over adjacent public or private property. Any waste material that is blown or scattered over the site, as well as on any adjacent public or private property, shall be picked up daily, and disposed of properly. Washout from concrete trucks must be controlled in a manner so as not to adversely impact the site, adjacent public or private property, or adjacent streams and storm sewer systems.
6. Sanitary Facilities. Adequate provisions must be made for sufficient temporary sanitary facilities to serve the number of workers on the site.
7. Planting Ground. All disturbed areas shall be sodded, planted, concreted, paved or otherwise surfaced within five (5) calendar days after completion of each phase of work to avoid washing or spreading of dirt and mud onto other property, sidewalks, curbs, gutters, streets and the space between sidewalks and curbs. If determined by the City that an undue hardship exists because of unfavorable ground conditions, the City may grant an extension of time by which the disturbed areas have to be surfaced.

8. Grading. All grading activity shall be conducted in conformance with the hours of operations as specified in the UDC as may be amended or replaced.

J. Spill Prevention and Control Facilities.

1. The permittee shall take appropriate measures to prevent spills, and shall develop necessary control facilities for materials such as paint, solvents, petroleum products, chemicals, toxic or hazardous substances, substances regulated under the Resource Conservation and Recovery Act (RCRA) or the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), and any wastes generated from the use of such materials and substances, including their containers. Any containment systems employed to meet this requirement shall be constructed of materials compatible with the substances contained and shall be adequate to protect both surface and ground water.
2. On-site fueling facilities shall adhere to applicable federal and state regulations concerning storage and dispensers.

K. Enforcement.

1. Agency Responsibility. Enforcement of this Section shall be the responsibility of the City of Chesterfield or official(s) as determined by the City.
2. Responsible Parties for Enforcement Purposes – Defined. The party or parties responsible and liable for actions or non-action taken in relation to this Article, including responsibility for abating violations of this Article, shall be the owner, applicant, any co-applicants, permittee, contractor, developer and any other responsible party and employees thereof.
3. Complaints. The City shall receive complaints and inquiries and route the complaint/inquiry to the appropriate responsible enforcement agency.

L. Wetland Mitigation for Chesterfield Valley Area.

A program that provides required mitigation for jurisdictional wetland areas in Chesterfield Valley has been approved by the US Army Corps of Engineers and funded and constructed by the City of Chesterfield and the Monarch-Chesterfield Levee District. Prior to approval of grading and improvement plans on any parcel in Chesterfield Valley on which jurisdictional wetlands have been identified, the developer/property owner shall reimburse a pro rata share of the cost of development of the mitigation area.

M. Natural Watercourse Protection.

1. No clearing, grading, excavation, construction or disturbance of any kind is permitted within 50 feet of the top of bank of Bonhomme Creek, Caulks

Creek or Creve Coeur Creek, or within 25 feet of the top of bank of all other natural watercourse depicted on the most current United States Geological Survey (U.S.G.S.) 7.5 Minute Series (Topographic) Maps for the City of Chesterfield, Missouri ("buffer areas"). Permanent vegetation and existing ground elevations and grades within the above-mentioned buffer areas shall be left intact and undisturbed except as permitted in Section 04-11.M.2. of this Article. If no top of bank is apparent, the 10-year, 24-hour or 15-year, 20-minute water surface elevation will determine the top of bank. The top of bank and the buffer area shall be depicted on the grading plan.

2. The following structures, practices and activities are permitted in the buffer areas:
 - a.) Roads, bridges, trails and utilities approved by the Public Works Director are permitted within the buffer areas provided that an alternative analysis has clearly demonstrated that no other feasible alternative exists and that minimal disturbance will take place. Following any disturbance, the impacted area shall be restored.
 - b.) Stream restoration projects are permitted within the buffer area.
 - c.) Horticultural practices may be used to maintain the health of the natural vegetation. Individual trees may be removed which are dead, diseased and/or dying, are in danger of falling, causing damage to nearby structures, or causing the blockage of the watercourse.

N. Penalties for Violation. See Article 08 of this UDC for penalties for violation of this Section of the UDC.

Sec. 04-12. STORMWATER STANDARDS

A. General.

1. The purpose of this Section is to provide standards and regulations governing land development in order to reduce or prevent flooding and at the same time minimize damage to real property.
2. The controlled release and storage of excess stormwater runoff may be required for all commercial and industrial land use projects, and for all residential subdivisions as determined by the City of Chesterfield.
3. Detention of differential runoff of stormwater, as approved by the City of Chesterfield, may be required by providing permanent detention facilities, such as dry reservoirs, ponds, or other acceptable alternatives.

4. Detention reservoirs or dry bottom stormwater storage areas may be designed to serve secondary purposes such as recreation, open space, or other types of uses that will not be adversely affected by occasional flooding as approved by the Department.
5. Drainage detention areas that are not maintained by a public authority shall be conveyed as an undivided interest in common to each lot in the subdivision for maintenance purposes or conveyed to trustees with authority to perform maintenance responsibilities.
6. During the construction phase of development, facilities shall be provided to prevent erosion and siltation.
7. The City of Chesterfield, as effective May 19, 1997, hereby adopts by reference MSD revised standards of February, 1997. The City of Chesterfield, unless otherwise acted upon, shall adopt by reference any changes made by MSD to the standards as effective as of February, 1997.
8. The Public Works Director shall maintain copies of said standard in his office and make available at all times hereafter.
9. In addition to the standards as promulgated by MSD, the City of Chesterfield hereby supplements those standards which will be added to and effective in the City of Chesterfield as of the new MSD standards and shall read as follows:
 - a.) General.
 - (1) As-built plans are to be submitted to the City.
 - (2) Granular backfill is required within trenches located in the right-of-way and adjacent areas. (This includes sidewalks that are installed on easements adjacent to right-of-way.)
 - (3) Minimum one percent (1%) slope is required on any grassed area; two percent (2%) minimum slope in grassed swales.
 - (4) Siltation control measures are to be designed, constructed and maintained until adequate vegetation is established.
 - (5) The adequacy of any existing downstream storm sewer is to be verified and upgraded if necessary. Undersized downstream storm sewers are to be replaced until overflow(s) can be accommodated on right-of-way.
 - (6) Storm sewer outlets within ten (10) feet of a sanitary sewer crossing to be extended past the sanitary sewer crossing.

b.) Design Criteria.

- (1) Forty percent (40%) blockage factor to be used in sizing inlets at low points. Inlet capacities are to be determined by the HEC (hydraulic engineering circulars).
- (2) Concentrated flow directed across sidewalks is limited to one (1) cfs (as in unincorporated County).
- (3) Lowest sill of structure(s) adjacent to 100 year overflow or ponding areas are to be at least one (1) foot above the high water elevation.
- (4) Pavement under drains are to be installed the full width of pavement at curb inlets.

c.) Detention.

- (1) For purposes of determination of detention calculations methods, and calculations to which differential calculations apply, undeveloped (instead of existing) vs. post-development conditions to be used.
- (2) Allowable release rates may be reduced due to downstream conditions.
- (3) Detention storage is to be provided for the current project phase, as applicable. Each successive phase may require basin modification as necessary to accommodate increases in runoff.
- (4) When developments are within sites served by local and regional detention facilities, the City will require an analysis of downstream effects and compliance with detention requirements at time of development for areas served by regional type detention basins which were installed previously.
- (5) Minimum slope one percent (1%) for paved swales.
- (6) Underground facilities generally to be rectangular vaults. Circular reinforced concrete pipe, minimum Class IV and 60 inch minimum diameter, with confined "O" ring joints permitted. Pipe joints must meet requirements of ASTM C-361.

d.) Flood Plain.

- (1) All requirements of the flood damage prevention ordinance are incorporated herein as may be revised from time to time.
- (2) If floodplain is proposed to be altered, LOMAR is to be obtained prior to the full release of subdivision escrows. Unless a CLOMR is obtained prior to the issuance of building permit for a lot that is to be removed from the Special Flood Hazard Area, the lot will have to conform to SFHA requirements.

e.) Easements. Ponding easements are required for the 100 year storm.

f.) Ability to Waive Requirements. The Public Works Director is empowered to grant exceptions to the requirements on a case-by-case basis when specific requirements are onerous and inappropriate for a particular development.

Sec. 04-13 ZONING PERFORMANCE STANDARD REGULATIONS

A. Scope of Provisions.

This Section contains the Zoning Performance Standard Regulations for the City of Chesterfield. These regulations shall apply to all land uses and developments in the City of Chesterfield except as otherwise indicated in these regulations.

B. Statement of Intent.

The Performance Standard Regulations shall establish standards for vibration, noise, odor, smoke, toxic gases, emissions, radiation, glare, and heat to minimize negative effects on adjacent land uses and developments.

C. Performance Standards.

1. Vibration. Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located, except that vibration caused by blasting conducted in accordance with the requirements of the Explosives Code, Chapter 711 City of Chesterfield ordinance [see Chapter 7, Article VI], may exceed these limitations.
2. Noise. Every use shall be so operated that the pressure level of sound or noise generated does not exceed the limitations of the Noise Control Code, set by Chapter 625 SLCRO.

3. Odor. Every use shall be so operated that no offensive or objectionable odor is emitted in accordance with the requirements of the Air Pollution Code, set by Chapter 612 SLCRO.
4. Smoke. Every use shall be so operated that no smoke from any source shall be emitted that exceeds the emission levels in the requirements of the Air Pollution Code, set by Chapter 612, SLCRO.
5. Toxic Gases. Every use shall be so operated that there is no emission of toxic, noxious, or corrosive fumes or gases which exceeds the emission levels of the Air Pollution Code, set by Chapter 612 SLCRO.
6. Emission of Dirt, Dust, Fly Ash, and Other Forms of Particulate Matter. The emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed the emission levels in the requirements of the Air Pollution Code, set by Chapter 612 SLCRO.
7. Radiation. Every use shall be so operated that there is no dangerous amount of radioactive emissions.
8. Glare and Heat. Any operation producing intense glare or heat shall be performed in an enclosure in such a manner as to be imperceptible along any lot line without instruments.
9. Any addition, modification or change in any regulations, code, ordinance or other standard referred to in the Zoning Performance Standard Regulations shall become a part of these regulations.

SEC. 04-14. MISCELLANEOUS REGULATIONS

A. Scope of Provisions.

This Section contains miscellaneous regulations, generally applicable to various Sections of this UDC.

1. Single-Family Dwellings. Every single-family dwelling hereafter erected or structurally altered shall be located on a separate lot or tract. In no case shall there be more than one (1) single-family dwelling on one (1) lot or tract except for accessory buildings or uses, as defined herein, and except for any structure authorized as part of a special procedure requiring submission to the Planning Commission of any type of site development plan for review and approval.
2. Primary Use to be Established. No accessory land use or development shall be established until a primary structure or use is established on the same lot. No accessory land use or development shall be allowed to continue after termination of the primary use or development on a lot.

3. Multiple Uses on the Same Tract. In the event two (2) or more permitted, conditional or accessory uses are conducted on the same tract of land, each having a different minimum lot area requirement, the minimum lot area regulations for the combined uses shall be the largest of the required minimum areas for each of the particular uses.
4. Easements Dwelling Units. Land area to be utilized for large lot roadway easements need not be deducted from gross site area in calculating the maximum number of dwelling units permitted on a parcel or tract of land.
5. Street Right-of-Way. Land dedicated to street right-of-way shall not be included in computing minimum lot area for the purposes of this UDC. However, if through dedication of street right-of-way, the area of any lot or parcel already established via the provisions of the Subdivision requirements is decreased below the minimum area required in the applicable zoning district, development rights shall not be denied.
6. Future Street Lines. Where a line has been established for future widening or opening of a street upon which a lot abuts, the required yard space shall be measured from the established future street line. Required yard space shall be measured from private roadway easement boundaries or from road maintenance or other road related easements where such easements abut public road rights-of-way.
7. Corner Lot; Rear and Side Yard Setback Requirements. Each corner lot shall have a rear yard and a side yard with minimum setback requirements of the applicable zoning district. The side and rear yards shall be identified by the owner of the corner lot when plans are submitted for the first building on the property.
8. Illumination Structures in Certain Districts. All illumination structures, except for approved street lights, shall be so arranged as not to cast light directly from any source of illumination on any public right-of-way or on adjacent properties in the "NU" Non-Urban, "AG" Agricultural, "PS" Park and Scenic, or any residential district.
9. Issuance of Grading, Building, etc. Permits in Certain Districts. No permits shall be issued for clearing, grubbing, grading, building, or use of a site governed by a Planned District or Special Procedure which are not in accord with site development plans, site development concept plans, or site development section plans approved by the Planning Commission or the Department, with the following exception: Grading permits may be issued for developments within the Chesterfield Valley so long as the permit is strictly for the purpose of either stockpiling or the surcharging of a future building pad. Site Development Plan submittal shall include a Tree Preservation Plan and Grading Plan.

10. Yards to be Open to Sky; Exceptions. Every part of a required yard shall be open to the sky, unobstructed except as follows:
 - a.) Ordinary projections of skylights, sills, belt courses, cornices and ornamental features projecting not to exceed 12 inches;
 - b.) Ordinary projecting of chimneys and flues, not to exceed 72 inches in width, projecting not to exceed 24 inches;
 - c.) Roof overhangs projecting not to exceed 18 inches, except that roof overhangs on the south side of a building may project 48 inches into a side or rear yard, but no closer than 48 inches to a property line;
 - d.) Canopy overhangs for service stations projecting a maximum of 18 inches into required front yards;
 - e.) 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;
 - f.) In all residential districts, air conditioning units extending 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 said side or rear yards;
 - g.) Driveways, ramps, sidewalks, and parking lots as otherwise permitted by this UDC.

11. Temporary Structures. Temporary structures, as set forth below, which are to be used in connection with the development and sale of a tract of land may be erected or located on said tract prior to and may remain thereon during the construction or development period.
 - a.) Temporary buildings or trailers may be used as construction offices, field offices or for storage of materials to be used in connection with the development of said tract, provided that said temporary structures are removed from said tract within 30 days after completion of the project development. Temporary buildings or trailers must also be removed from said tract within 30 days after voluntary suspension of work on the project or development after revocation of building permits, or on order by the Planning and Development Services Director upon a finding by him that said temporary structure is deemed hazardous to the public health and welfare. A bond, or refundable deposit, in the amount of \$1,000.00 for their removal shall be posted with the City of Chesterfield.

- b.) Temporary real estate offices or sales offices may be established in a display dwelling unit or temporary building. Said offices must be closed and the operation discontinued and all temporary structures and facilities must be removed from the tract (1) within 30 days after all lots or dwelling units have been sold, rented, or leased; or (2) after the passage of 30 days from the date of the last transaction after 90% of the development has been sold, rented, or leased. A bond, or refundable deposit, in the amount of \$1,000.00 guaranteeing removal of any such temporary structure or facility shall be posted with the City of Chesterfield prior to commencement of use.
 - c.) No temporary buildings or trailers shall at any time be located closer than 25 feet to a property line of any adjacent property, notwithstanding the required setbacks of the zoning district in which such temporary building or trailer is located.
 - d.) Any other provisions of the law notwithstanding, a building permit or an occupancy permit shall not be required for buildings or trailers permitted in paragraph a.) of this Section.
 - e.) Unless otherwise mentioned in this UDC, a temporary structure shall not be erected for more than one (1) year.
12. Copy of Approved Ordinance to be Given to Operator, Owner, etc.: Acknowledgement. In each instance in which approval of use or development of property is made subject to conditions by the City Planning Commission in the approval of a conditional use permit, special procedure, Mixed Use Development, or Planned Industrial or Commercial Development, a copy of the approved ordinance, resolution, order or permit shall be furnished by the property owner or owners or petitioner to the operator, owner, and manager, including successor operators, owners, and managers. Each successor shall forward to the Zoning Enforcement Officer an acknowledgement that he or she has read and understood each of the conditions relating to the use and development of the property affected by the ordinance, resolution, order or permit and agrees to comply therewith.
13. Plats to be Consistent with Plan. Subsequent to approval and recording or filing of a final development plan, site development plan, site development concept plan, section plan or similar plan for the development and use of property under the special procedures of this UDC or under the regulations of a planned district or special procedure, no development of property subject to such a plan shall be performed and no permit shall be issued for development unless such development is consistent with the plan and unless the property has been platted in accordance with the City of Chesterfield UDC. No plat for property subject

to such a plan shall be approved unless the plat is consistent with the plan.

14. Litter.

- a.) In this subsection, the word "litter" means and includes, garbage, trash, refuse, junk, brush, inoperative machinery or other waste material; the phrase "otherwise lawful" means in compliance with applicable zoning district regulations and with all rules, regulations, ordinances, conditions, permits, and licenses applicable to the property or activity, whether arising from this UDC or any other ordinance.
- b.) Except as provided in this subsection:
 - (1) No persons shall throw or deposit litter on any vacant or occupied property whether owned by such person or not.
 - (2) The owner or person in control of any private property shall, at all times, maintain the premises free of litter.
- c.) It shall be lawful:
 - (1) To accumulate or store non-putrescible litter in a sight-proof structure or container.
 - (2) To accumulate or store litter produced as an incident of the otherwise lawful use of the same premises where stored, where such storage is pending removal or disposal and does not exceed seven (7) days, provided the litter is placed or stored in a container or otherwise screened from the view of persons upon adjacent property or rights-of-way.
 - (3) To operate an otherwise lawful, sanitary landfill, building demolition material site, vehicle or machinery repair facility, construction material stockpile, sewage treatment facility, salvage yard, or junk yard.
 - (4) To store material to be used in an otherwise lawful agricultural or nursery operation on the premises devoted to such use.
 - (5) To keep not more than one (1) unlicensed vehicle outdoors for hobby or instructional purpose, provided that any such vehicle kept for more than 72 hours shall be kept behind the residence or other principle structure on the property.

15. Amusement Devices and Activities; Christmas Tree Sales Lots; Sales Yards.

- a.) The Chief of Police is authorized to issue a permit for the installation of amusement devices on a temporary basis within any zoning district, provided that said permit shall not be valid for more than ten (10) consecutive calendar days and further provided that no permit shall be valid without a license to operate. The Planning and Development Services Director may, in regard to any given site, designate the hours and days of the week of operation and the specific location of the amusement devices on the property. No more than two (2) such permits shall be issued in any calendar year with regard to any particular property. For the purpose of this paragraph, "amusement device" includes those devices enumerated in Chapter 803 of the SLCRO and any similar device.
- b.) The Chief of Police is authorized to issue a permit for the operation or conducting of an amusement activity on a temporary basis within any zoning district. For the purpose of this paragraph, "amusement activity" includes a circus, carnival, fair, turkey shoot, art display, trade or animal show, concert, dance, rally, parade, athletic competition and any similar activity not involving the erection of any permanent structure or facility. The permit shall be issued for a specific period of time not exceeding ten (10) days. The permit shall contain such conditions as are necessary for protection of public health, safety, and traffic, and the Chief of Police may require such assurance or guarantee of compliance with conditions as is reasonable and appropriate under the circumstances. This permit is in addition to any building permit, air pollution device construction or operating permit, highway special use permit, or other permit or license required by law for any proposed activity or facility. No more than two (2) temporary amusement activity permits shall be issued in any calendar year with regard to any particular property; provided, however, that this limitation with respect to the number of temporary amusement activity permits shall not apply to public property, nor to property not held for private or corporate profit and used exclusively for religious worship, for schools and colleges, for purposes purely charitable, or for agricultural and horticultural societies. These provisions applicable to the period of time and the number of temporary permits for turkey shoots that can be held shall not apply to turkey shoots conducted on all Saturdays and Sundays falling within the months of October, November, and December of each year.
- c.) The Chief of Police is authorized to issue a permit to any not-for-profit organization for the installation of a Christmas tree sales lot

on a temporary basis within any zoning district, provided that said permit shall be valid for no more 35 days prior to Christmas day and five (5) days after Christmas day. The permit shall contain such conditions as are necessary for protection of public health, safety, and traffic, and the Chief of Police may require such assurance or guarantee of compliance with conditions as is reasonable and appropriate under the circumstances. The permit may include the installation of one (1) temporary or portable sign not to exceed 30 square feet in outline area. The location of the sign shall be as approved by the Planning & Development Services Director.

- d.) The Chief of Police is authorized to issue a permit to any church, school, or other not-for-profit organization for the establishment or conducting, on a temporary basis within any zoning district, a sales yard for the sale of items for charitable purposes. For the purpose of this paragraph, "sale of items" includes such items as plants, pumpkins, barbeque, fish fry, and bake sale. The permit shall be issued for a specific period of time not exceeding 14 consecutive calendar days. The permit shall contain such conditions as are necessary for protection of public health, safety, and traffic; and the Chief of Police may require such assurance or guarantee of compliance with conditions as is reasonable and appropriate under the circumstances. No more than four (4) such permits may be issued for any parcel of land in any calendar year.

16. Regulations for Satellite Dishes.

- a.) The purpose of the following regulations for "satellite dishes" or "dish antennas" of greater than three (3) feet in diameter is to improve the aesthetic appearance of these structures within all zoning districts. The regulations shall not impose unreasonable limitations on, or prevent reception of satellite delivery signals by receive-only antennas or impose costs on the users of such antennas that are excessive in light of the purchase and installation cost of the equipment. Satellite dishes three (3) feet or less in diameter are exempted from the regulations contained herein.
- b.) In all zoning districts, one (1) satellite dish shall be permitted on any lot or parcel of land. Any additional satellite dishes proposed for a lot requires a conditional use permit. A satellite dish may be ground-mounted or roof-mounted; however, only a ground-mounted dish is permitted in the single-family residential districts. No satellite dish shall be mounted as an appurtenance to a chimney, tower, tree, spire, or pool deck.

- c.) In no case shall a satellite dish be permitted to be attached to a portable device. Any satellite dish must be stationary. The location of a satellite dish shall be as approved by the Department on the site plan or plot plan of the property. All satellite dishes require a building permit.
- d.) No message or identification, other than the manufacturer's identification, shall be allowed to be portrayed on a dish antenna. The message or identification shall not exceed .25 square feet in area. Satellite dishes shall be limited to mesh construction; however, a satellite dish eight-and-one-half feet (8 1/2') or less in diameter may be either of mesh or solid construction. All dishes shall be finished in a single neutral, non-reflective color and surface, which shall blend with the natural surroundings.
- e.) Any ground-mounted satellite dish shall be located in the rear yard, provided that on a corner lot, the dish cannot be located any closer to the side street than the principal building located on the lot. On any lot other than a corner lot, the dish shall be placed in an area bounded by the side yard setback lines, the rear wall line of the primary structure, and the rear yard setback line. The side and rear setback lines shall be in accordance with the setback requirements of the underlying zoning district.
- f.) Ground-mounted satellite dishes in the commercial, industrial, or multifamily districts shall be located in a designated service area outside of any required landscape area, or front and side yard setback area. The antenna shall not be placed in the area between the front setback line and the structure.
- g.) Screening of satellite dishes shall serve to reduce the visual impact on adjoining properties without impeding the "line of sight" of dish reception. The location and type of screening shall be as approved by the Department on the site or plot plan.
- h.) Screening shall be accomplished through the use of fencing, landscaping, in the form of evergreen and deciduous trees, and shrubbery, structures or topography. For ground-mounted satellite dishes in the single-family residential districts, trees and shrubs shall be at least one-half the height of the dish at the time of planting. (The center of the dish shall be determined as the point where the dish is attached to its base when viewed from off of the site.) The landscaping material shall be maintained and replaced, if it dies.
- i.) Screening of roof-mounted antenna in commercial, industrial or multi-family districts is required up to three (3) feet, or to the center of the dish, whichever is greater. The design and material

composition of the screening shall be compatible with the existing building design and colors, and be approved by the Department.

- j.) For buildings listed on the National or State Register of Historic Places or the Chesterfield Register, the antenna shall not be visible from fronting or flanking streets. This is to maintain the aesthetic characteristics of the historic structures.
- k.) For the residential zoning districts, other than those permitting multi-family land use, the height of ground-mounted satellite dishes shall not exceed 12 feet above the average grade. The dishes shall not exceed a diameter of ten (10) feet. For lots of three (3) acres or more in the "NU" Non-Urban District, satellite dishes shall not exceed a diameter of 12 feet; with no restriction on height; otherwise, dishes on lots less than three (3) acres in the "NU" District, shall not exceed 12 feet in height, or ten (10) feet in diameter. Roof-mounted satellite dishes in the multi-family residential districts, commercial districts, and industrial districts shall not exceed eight (8) feet in diameter or a total structure height of ten (10) feet.

- 17. Retaining Walls. In the residential districts, retaining walls up to eight (8) feet in height are permitted within all yard setbacks. When retaining walls are tiered, the minimum horizontal distance between retaining walls (closest edge to closest edge) shall be four (4) feet.
- 18. Home Occupations. The purpose of this Section is to ensure that a home occupation is so located and conducted that the average neighbor would not be aware of its existence or be disrupted by it. It is the intent of this UDC to protect and maintain the residential character of the neighborhoods in the City of Chesterfield. Both a business license and a home occupation permit shall be required for a home occupation.

The development criteria for home occupation shall adhere to the standards set forth by Table 1 below.

Table 1: Development Criteria

Performance standards	Criteria
Purpose	Home occupation activity shall be clearly subordinate to the residential use of the property.
Use limitation	The home occupation has no retail sales (except for goods and services produced on the premises).
Prohibited uses	Animal hospital; kennel or dog sitting service of more than five (5) dogs at a time, not including dogs owned by the homeowner; clinic and hospital; vehicle repair; outside storage of equipment, material or supplies; restaurant; medical or dental practice, excluding counseling services, which require patients to receive services in the home.
Structure	
Performance standard of structure	Any noise, vibration, smoke, odors, heat or glare produced as a result of the home occupation which would exceed that normally produced by a single residence shall be prohibited.
Use of structure	The home occupation shall occupy no more than 25% of the residence including the basement and attached garage. Use of existing outbuildings for the home occupation is permitted and not considered in the allowable square footage.
Alteration of structure	The residential structure which accommodates the home occupation shall maintain its character as a dwelling. Alteration of the structure for handicap access shall be permitted.
Exterior of structure	The home occupation shall maintain its residential character of the premises by not having any exterior storage of materials, or any other indication of a home occupation.
Signage	In order to maintain its residential character, signage of any kind located on the exterior of the property or visible from the property shall be prohibited.

Parking	
Standard	Parking shall not cause a burden on the immediate property or to the neighborhood.
Alteration of parking on the property	Exterior expansion of the parking for the residential use of the property only shall be permitted.
Location	All parking for the home occupation must occur on site.
Commercial vehicles	One (1) commercial vehicle, which is also used by the resident, may be parked at the residence within any 24 hour period.
Patrons	
Patrons, students, or business callers on site.	A maximum of two (2) patrons, students, or business callers of any kind may be on the premises at any given time. For child care centers, a maximum of five (5) children, not related to the provider, shall be permitted.
Hours	
Maximum hours of operation	Patrons, students, or business callers shall only be received within the hours of 7:00 a.m. and 9:00 p.m.
Hours for deliveries	All deliveries related to the home occupation shall be made between the hours of 7:00 a.m. and 9:00 p.m.
Employees	
Employee requirement	All employees shall be residents of the home.

19. Traffic Studies - Private Developments.

- a.) Upon application for new development, proposals to develop previously zoned but undeveloped property and/or the amendment to an existing zoning, if a traffic study shall be determined necessary by the Planning & Development Services Director, they shall notify the developer in writing and the developer shall deposit with the City in a special escrow the sum

of \$2,000.00 to be used as a deposit toward the expenses incurred by the City in employing a traffic consultant to study the traffic issues for the proposed development. This may include review of traffic studies presented by the developer or to undertake traffic studies on behalf of the City.

- b.) Said traffic study shall collect data as determined by the City or the City's traffic consultant to include, but not limited to, traffic counts, measurements of traffic gaps, sight distances along adjoining streets, accident data, locations of nearby driveways, etc. That information shall be collected so that the City may evaluate those issues that are expected to arise as a result of said developments, which would include, but are not limited to:
- (1) The amount of traffic the development could be expected to generate at peak hours and for daily traffic.
 - (2) The ability of the adjoining streets systems to accommodate the added traffic.
 - (3) The need for additional street improvements (turning lanes, improved traffic controls, etc.)
 - (4) The effect of development on nearby properties, adjacent driveways, etc.
 - (5) The specific requirements of the study shall be determined by the Department.
 - (6) Current and projected levels of service.
 - (7) Distance from the development considered.
 - (8) Connection to stub streets.
- c.) Upon receipt of a request to zone a new development or upon submittal of a site development plan for previously zoned but undeveloped property and/or a petition to amend an existing zoning and upon the City's determination for the need of a traffic study, the City shall forward a copy of the site plan along with any other information concerning the development proposal to its traffic consultant. The traffic consultant shall provide a specific proposal for services detailing the action that they would undertake regarding the specific traffic issue presented. After the City has reviewed the proposal and deemed it fair and reasonable, a copy shall be provided to the developer who shall have an opportunity to respond to the proposal and offer their input as to proposed actions of the consultant. Upon receipt of the City's authorization, the consultant shall proceed with the work and

present the findings to the City. The developer shall provide full payment for said services of the City traffic consultant. Failure of the developer to pay said funds into the special escrow account shall be a cause for the petition to be held and not to proceed until said payment has been paid.

d.) Upon the City's receipt of the report from its traffic consultant, the developer shall be provided an opportunity to respond to the report and present information to rebut, by substantial and convincing evidence, facts to allow for mitigation of the study recommendation of findings.

20. Telecommunication Services. Sleeves for future telecommunication services shall be installed adjacent and/or parallel to any proposed roadway, or other locations as directed by the City of Chesterfield, in order to facilitate the installation of utilities and telecommunication infrastructure for current and future users.