

BILL NO. 2051

ORDINANCE NO. 1828

**AN ORDINANCE TO AMEND SECTION 1003.020 (DEFINITIONS) OF THE CITY OF CHESTERFIELD ZONING ORDINANCE TO INCLUDE DEFINITIONS FOR FLOOR AREA RATIO, GREENSPACE PERCENTAGE AND TREE STAND DELINEATION (P.Z. 35-2001 CITY OF CHESTERFIELD)**

**WHEREAS**, ordinances have been passed to address performance standards and provide definitions and requirements for Floor Area Ratio and Open Space; and,

**WHEREAS**, Tree Stand Delineation is defined by the City of Chesterfield Tree Ordinance; and,

**WHEREAS**, these definitions have not been codified into City of Chesterfield Zoning Ordinance; and,

**WHEREAS**, the Planning Commission concurs with the recommendation of the Department of Planning to approve these changes; and,

**WHEREAS**, the Planning and Zoning Committee, having considered said request, recommended approval of P.Z. 35-2001 City of Chesterfield; and,

**WHEREAS**, the City Council recommended approval of P.Z. 35-2001.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS, COUNTY, MISSOURI, AS FOLLOWS:**

**Section 1.** The City of Chesterfield Zoning Ordinance is hereby amended and agrees to make the necessary changes thereto, as set out in Attachment "A" which is attached hereto and made a part hereof.

**Section 2.** The City Council, pursuant to the petition filed by City of Chesterfield in P.Z. 35-2001, requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after public hearing, held by the Planning Commission on November 26, 2001, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

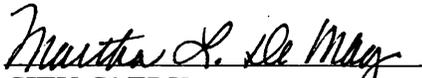
**Section 3.** This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

**Section 4.** This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 4<sup>TH</sup> day of MARCH, 2002.

  
MAYOR

ATTEST:

  
CITY CLERK

## Attachment A

### 1003.020. Definitions.

Add:

- (72) Floor area ratio. The gross floor area of all buildings on a lot divided by the total lot area. This square footage does not include any structured or surface parking. Planning Commission may request two calculations: one calculation for those areas above grade and another that includes building area below grade. *See figure.*
  
- (80) Greenspace Percentage. Greenspace is determined by a fraction: the numerator of which is all green area plus all non-paved surfaces, the denominator of which is the total area of the site minus the area of the pedestrian access ways as approved by the City of Chesterfield.

Change:

- (198) Tree Stand Delineation: A detailed description and location of **individual trees, groups of trees, tree covered lots, and forested lands, and other woody vegetation**, prepared in map form, as explained in the Chesterfield Tree Manual.