

BILL NO. 2121

ORDINANCE NO. 1901

AN ORDINANCE AMENDING SECTIONS 1003.107, 1003.108, AND 1003.109 OF THE CITY OF CHESTERFIELD ZONING ORDINANCE PERTAINING TO THE ESTATE DISTRICTS BY ELIMINATING THE 10 ACRES MINIMUM REQUIREMENT FOR PLANNED ENVIRONMENT UNIT (PEU) AND PERFORMANCE ZONING DEVELOPMENT PROCEDURES; AND TO REQUIRE THAT THE MAXIMUM ALLOWABLE NUMBER OF RESIDENTIAL UNITS SHALL BE EQUAL TO THAT PROVIDED BY THE UNDERLYING ZONING FOR THE E-1 (2 ACRES), E-2 (1 ACRE) AND E-3 (1/2 ACRE) DISTRICTS. (P.Z. 19-2002 CITY OF CHESTERFIELD).

WHEREAS, the City of Chesterfield has recognized that the sections of the Zoning Ordinance governing the Estate Districts (Sections 1003.107, 1003.108, and 1003.109) may not provide sufficient flexibility and ease of administration required to enable desired development; and,

WHEREAS, the City of Chesterfield proposed to amend the current Zoning Ordinance to eliminate restrictions in application of the Planned Environment Unit (PEU) and Performance Zoning Procedures relating to the minimum size of development and to establish maximum density requirements in Estate Districts; and,

WHEREAS, the Planning Commission conducted a public hearing on August 26, 2002 to consider changes to the zoning ordinance regarding the Estate Districts; and,

WHEREAS, the City of Chesterfield Planning Commission, having considered said request, recommended approval of portions of the amendments proposed in P.Z. 19-2002 City of Chesterfield; and,

WHEREAS, the City Council recommended approval of the amendments outlined in this ordinance to Sections 1003.107, 1003.108, and 1003.109; and,

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

Section 1. Sections 1003.107, 1003.108, and 1003.109 of the City of Chesterfield Zoning Ordinance is hereby amended and agrees to make 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. 19-2002, requesting the amendments embodied in this ordinance, and

pursuant to the recommendations of the City of Chesterfield Planning Commission that said that specific sections of the petition be granted and after public hearing, held by the Planning Commission on August 26, 2002, 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.

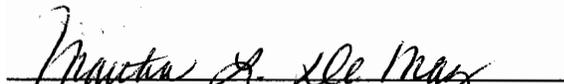
Section 3. This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

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

Passed and approved this 2nd day of December, 2002.


MAYOR

ATTEST:


CITY CLERK

ATTACHMENT A

The City of Chesterfield Zoning Ordinance to be amended to include the following:

1003.107 "E-1" Residence District

(6) Development Procedure Options

PEU Procedure: ~~For developments of 10 acres or larger,~~ This procedure provides for smaller interior lots in conjunction with open spaces and larger lots on the development's perimeter.

Performance Zoning Procedure: ~~For developments of 10 acres or larger,~~ Single-family dwellings may be developed on lots of less than two acres when expansive peripheral open spaces and other natural features characteristic of suburban estate neighborhoods are preserved.

1003.108 "E-2" Residence District

(6) Development Procedure Options

PEU Procedure: ~~For developments of 10 acres or larger,~~ This procedure provides for smaller interior lots in conjunction with open spaces and larger lots on the development's perimeter.

Performance Zoning Procedure: ~~For developments of 10 acres or larger,~~ Single-family dwellings may be developed on lots of less than two acres when expansive peripheral open spaces and other natural features characteristic of suburban estate neighborhoods are preserved.

1003.109 "E-3" Residence District

(6) Development Procedure Options

PEU Procedure: ~~For developments of 10 acres or larger,~~ This procedure provides for smaller interior lots in conjunction with open spaces and larger lots on the development's perimeter.

Performance Zoning Procedure: ~~For developments of 10 acres or larger,~~ Single-family dwellings may be developed on lots of less than two acres when expansive peripheral open spaces and other natural features characteristic of suburban estate neighborhoods are preserved

1003.107 "E-1" Residence District

5. *Lot Area, Setbacks, and Density Requirements*

(b) The "E-1" District average acreage per home shall be two acres. The Development Procedure Options described later in 1003.107(6) specify the required residential lot sizes under the ~~Standard~~, PEU and Performance Zoning development options. For the PEU development option, the maximum number of homes allowable shall correlate to the number of acres of the entire development. For example, in the "E-1" District, a ten (10) acre development may have a maximum of five (5) homes on the site; a twelve (12) acre development may have a maximum of six homes on the site.

1003.108 "E-2" Residence District

5. *Lot Area, Setbacks, and Density Requirements*

b) The "E-2" District average acreage per home shall be one acre. The Development Procedure Options described later in 1003.108(6) specify the required residential lot sizes under the ~~Standard~~, PEU and Performance Zoning development options. For the PEU development option, the maximum number of homes allowable shall correlate to the number of acres of the entire development. For example, in the "E-2" District, a ten (10) acre development may have a maximum of ten (10) homes on the site; a twelve (12) acre development may have a maximum of twelve homes on the site.

1003.109 "E-3" Residence District

5. *Lot Area, Setbacks, and Density Requirements*

(b) The "E-3" District average acreage per home shall be one-half acre. The Development Procedure Options described later in 1003.109(6) specify the required residential lot sizes under the ~~Standard~~, PEU and Performance Zoning development options. For the PEU development option, the maximum number of homes allowable shall correlate to the number of acres of the entire development. For example, in the "E-3" District, a ten (10) acre development may have a maximum of twenty (20) homes on the site; a twelve (12) acre development may have a maximum of twenty-four (24) homes on the site.