

BILL NO. 2240

ORDINANCE NO. 2076

AN ORDINANCE AMENDING CITY OF CHESTERFIELD ZONING ORDINANCE SECTION 1003.165(F) TO ESTABLISH OFF-STREET PARKING REQUIREMENTS FOR DISPLAY HOMES AND ESTABLISHING SECTION 1005.350(5) RELATING TO DISPLAY PLAT PROCEDURES AND ESTABLISHING SECTION 1005.150(10) RELATING TO DESIGN STANDARDS. (P.Z. 36-2003 CITY OF CHESTERFIELD/OFF-STREET PARKING FOR DISPLAY HOMES)

WHEREAS, there has been increased interest in establishing off-street parking requirements for display homes; and,

WHEREAS, the City of Chesterfield Zoning Ordinance currently provides no criteria as to the minimum number of off-street parking spaces required for every display home; and,

WHEREAS, the Planning Commission Ordinance Review Committee has recommended parking requirements and;

WHEREAS, the Planning Commission concurred with the recommendation of the Ordinance Review Committee and voted to recommend said amendment by a vote of 9-0.

WHEREAS, after consideration of the amendment, the City Council approved the request with an amendment to the required number of parking spaces, an amendment to the City of Chesterfield Subdivision Ordinance pertaining to including the location and number of off-street parking spaces on display plats and tearing down off-street parking spaces subsequent to the sale of the final display home lot.

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 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 the City of Chesterfield in P.Z. 36-2003, 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 December 8, 2003, 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.

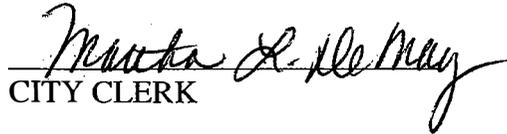
Section 3. This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

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

Passed and approved this 15th day of March, 2004


MAYOR

ATT ST:


CITY CLERK

1003.165F Off-Street Parking and Loading Requirements-Residential

For Display Homes there shall be 2 (two) spaces for every display home and one (1) space for every office unit.

Use	Minimum Parking Requirement	Minimum Loading Requirement (Section 1003.165H)
Display Homes	2 spaces for every display home and 1 space for every office unit.	None
Dormitories or group living facilities	1 space for every 2 dormitory units or 1 space for every 3 occupants	None
Dwellings, multiple-family, row houses, or other group house arrangements	1 1/2 spaces for every living unit	None
Dwellings, single-family (including single-family earth sheltered)	1 space for every dwelling, except 2 spaces for every dwelling in the "NU" Non Urban District	None
Dwellings, two-family	1 space for each living unit	None
Group homes for the developmentally disabled	2 spaces for each such use	None
Group homes for the elderly	2 spaces for each such use	None

Attachment A

1005.350 Dwelling unit display plat procedure.

5. The display plat shall show the location and number of off-street parking spaces. As required by City of Chesterfield Zoning Ordinance Section 1003.165 (F), there shall be 2 (two) parking spaces for every display home and 1 (one) parking space for each office unit.

1005.150 Single-family residential lot design standards.

10. *Off-street parking for display homes.* As required by City of Chesterfield Zoning Ordinance 1003.165 (F), there shall be 2 (two) parking spaces for every display home and 1 (one) parking space for each office unit. Once the display homes are sold, the developer shall tear down the display parking located on the remaining lot within thirty (30) days or as directed by the City of Chesterfield.