

AN ORDINANCE AMENDING CITY OF CHESTERFIELD ZONING ORDINANCE SECTIONS 1003.107, 1003.113, 1003.115, 1003.117, 1003.119, 1003.120, 103.120A, 1003.123, AND 1003.125 TO ESTABLISH PERFORMANCE STANDARDS FOR MULTI-FAMILY, ROW HOUSES, AND GROUP HOME DEVELOPMENTS (P.Z. 34-2005 CITY OF CHESTERFIELD (PERFORMANCE STANDARDS))

WHEREAS, there has been increased interest in establishing performance standard requirements and increasing parking requirements for multi-family, row houses, and group homes; and,

WHEREAS, the City of Chesterfield Zoning Ordinance currently provides no criteria as to performance standards and does not define tandem parking; and,

WHEREAS, the Planning Commission voted to recommend said amendment by a vote of 8-0.

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. 34-2005, 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 March 13, 2006, 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.

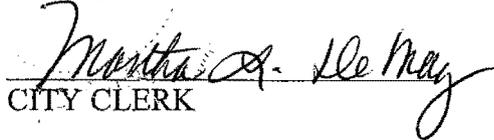
Section 3. This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

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

Passed and approved this 1st day of May, 2006


MAYOR

ATTEST:


CITY CLERK

FIRST READING HELD: _____

(To be used in the following sections of the Zoning Ordinance 1003.107, 1003.113, 1003.115, 1003.117, 1003.119, 1003.120, 103.120A, 1003.123, and 1003.125)

1. *Performance Standards.* All multi-family, row houses, or group homes shall operate in accord with performance standards contained in Table 1 below. These performance standards are minimum requirements and may be made more restrictive in the conditions of the ordinance governing the particular district.

TABLE 1: PERFORMANCE STANDARDS	
Open Space	40%
Building Setback	Shall be as required in the underlying zoning district.
Building Height	Shall be as required in the underlying zoning district.
Parking	
Minimum Parking	Minimum of 2 spaces per every living unit.
Guest Parking	.5 spaces for every living unit.
*Tandem Parking	Shall count as only 1 space.

*Tandem Parking is defined as a parking space within a group of two or more parking spaces arranged one behind the other.

2. The above standards may be amended if it may be demonstrated said amendment will encourage, promote, and reward good architecture and urban planning. Said amendment shall require two-thirds vote (six) of the Planning Commission. Notwithstanding, the recommendation of the Planning Commission, if it may be demonstrate that a modification will encourage, promote, and reward good architectural and urban planning by a majority vote of City Council, the Council may modify the standards contained in this section. These standards will be applied to those petitions filed after the date of this ordinance.