

AN ORDINANCE AMENDING ARTICLE 3 OF THE UNIFIED DEVELOPMENT CODE TO AMEND SECTIONS PERTAINING TO LOT SIZE REQUIREMENTS IN THE R-2 RESIDENCE DISTRICT, STANDARDS WITHIN THE PI DISTRICT AND THE USE TABLE FOR RESIDENTIAL DISTRICTS(LLR DISTRICT SECTION) (P.Z. 13-2014 CITY OF CHESTERFIELD {UNIFIED DEVELOPMENT CODE-ARTICLE 3}).

WHEREAS, the City of Chesterfield Unified Development Code contains regulations and requirements pertaining to the development and construction of land within the City; and,

WHEREAS, the Unified Development Code serves to promote the public health, safety, and general welfare of the citizens of the City of Chesterfield; and,

WHEREAS, a Public Hearing was held before the Planning Commission on August 11, 2014; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the amendment; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the amendment; and,

WHEREAS, the City Council seeks to make minor amendments to various sections of Article 3 of the Unified Development Code for the clarification and administration of the Unified Development Code; and,

WHEREAS, the City Council, having considered said request, voted to approve the amendments to Article 3 of the Unified Development Code pertaining to lot size requirements in the R-2 Residence District, standards within the PI District, and the Use Table for Residential Districts (LLR District Section).

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

Section 1. Article 3, Section 03-04E of the Unified Development Code is hereby amended as follows:

~~(4) Outdoor storage or display of merchandise, materials, or equipment is prohibited.~~

Section 2. The existing lot area table found in Article 3, Section 03-03H of the Unified Development Code pertaining to subsection b.) Lot Area is hereby replaced in its entirety with the following table:

b.) Lot Area

<i>Setbacks – Residential Uses</i>	<i>R-2</i>
Front (from property line)	—
Side (from property line)	15 ft.
Rear (from property line)	—
Right of way	20 ft.
Between structures	30 ft.
<i>Setbacks – Non-Residential Uses</i>	<i>R-2</i>
From any property line	75 ft.
Right of way	150 ft. for collector or arterial. 100 ft. for other streets

b.) Lot Area

Use	Minimum Lot Area
Cemetery or Mortuary	3 ac
Churches and other places of worship	3 ac
Day care center	30,000 sq. ft.
Dwelling, single family	15,000 sq. ft.
Group home	15,000 sq. ft.
Group residential facility	3 ac
Library	1 ac
Educational facilities	
Nursery school	15,000 sq. ft.
Kindergarten	1 ac
Primary	5 ac
Junior High	10 ac
Senior High	20 ac
Collegiate	10 ac
Public utility facility	10,000 sq. ft.
All other non-residential uses	5 ac

Section 3. The existing Use Table for Residential Districts found in Article 3, Section 03-06 of the Unified Development Code denoting "Group residential facility" as a conditional use in the LLR District shall be amended as follows:

Existing section of table

USE GROUP	
	LLR
RESIDENTIAL	
Dwellings	
Single-family detached	P
Single-family attached	
Multi-family	
Group home	C
Group residential facility	C*

New section of table

USE GROUP	
	LLR
RESIDENTIAL	
Dwellings	
Single-family detached	P
Single-family attached	
Multi-family	
Group home	C
Group residential facility	C

Section 4. The City Council, pursuant to the petition filed by the City of Chesterfield in P.Z. 13-2014, requesting amendments embodied in this Ordinance and pursuant to the recommendations of the City of Chesterfield Planning Commission after a public hearing, Planning and Public Works Committee and City Council that said petition be granted and after public hearing, held by the Planning Commission on the 11th day of August, 2014, does hereby adopt the amendments to various sections of Article 3 of the Unified Development Code for the clarification and administration of the Unified Development Code, 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 5. In all other respects, the City of Chesterfield Unified Development Code shall remain in full force and effect.

Section 6. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 15th day of September, 2014.

Bob Natun

MAYOR

ATTEST:

Vickie Hass
CITY CLERK

First Reading Held: September 3, 2014