

LAND DEVELOPMENT

130 Attachment 1

Township of Chesterfield

AG AGRICULTURAL DISTRICT

Area, Yard and Bulk Requirements (Principal Permitted Uses)

[Amended 7-26-2001 by Ord. No. 2001-17; 9-27-2001 by Ord. No. 2001-19; 6-23-2011 by Ord. No. 2011-15; 11-9-2011 by Ord. No. 2011-19; 6-26-2014 by Ord. No. 2014-13; 8-2-2017 by Ord. No. 2017-10]

Principal Permitted Uses	Minimum Lot Dimensions				Minimum Yard Dimensions For Principal Building			Minimum Accessory Building Setbacks From				Maximum Requirements			
	Min. Lot Area (acres or sf)	Min. Lot Frontage (feet)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Min. Front Yard (feet)	Min. Side Yard (feet)	Min. Rear Yard (feet)	Front Lot Line (feet)	Side Lot Line (feet)	Rear Lot Line (feet)	Principal Building	Principal Building Coverage	Accessory Building Coverage	Paved Surface	Building Height (feet)
Agricultural operations and farms	10 acres	175	40	90	75	50	75	50	50	50	10	5%	20%	10%	35
Single-family dwellings	10 acres*	175	175	250	75	50	75	75	20	20	20	5%	2%	15%	35
	3.3 acres*	175	175	250	75	50	75	75	5	10	10	5%	2%	15%	35
	3.3 to acres*	150	150	200	50	20	75	60	5	10	10	10%	3%	15%	35
	1 acre*	150	150	200	50	20	75	60	5	10	10	10%	4%	15%	35
Public parks and playgrounds	4,000 sf	40	40	90	N/A	N/A	N/A	20	20	20	N/A	0%	3%	20%	15

NOTES:

* Three optional lot sizes – see § 130-15B.

1. Minimum lot size shall be larger if more area is required to find an approved location for septic systems.
2. All setbacks shall be the minimum yard dimension as set forth above; or an envelope to provide 1.5 feet of yard for each foot of building height, whichever is greater, and as measured from the proposed right-of-way shown on the adopted Master Plan. Where the side or rear lot line of a residential use abuts a lot line of a nonresidential use, the setback of the building from the property line shall be three times the distance; except, however, for Township governmental facilities and public parks and playgrounds, in which case the treble distance provisions shall not apply. Also, where detached, single-family homes are designed to be located on the side lot line (zero lot line), this will be permitted, provided that the opposite side yard is twice the minimum.
3. Percent of lot coverage includes buildings and paved surfaces and closed roof areas.
4. Maximum building heights shall be the plane established by the setback envelope outlined in Note 2 or 35 feet, whichever is lower; except that structures associated with agricultural uses shall be limited in height to the plane established by the setback envelope for the first 100 feet within the property line, after which there shall be no height restriction.

LAND DEVELOPMENT

Township of Chesterfield

V VILLAGE DISTRICT

Area, Yard and Bulk Requirements (Principal Permitted Uses)

[Amended 7-24-2008 by Ord. No. 2008-14; 6-26-2014 by Ord. No. 2014-13; 11-10-2021 by Ord. No. 2021-19]

Principal Permitted Use	Minimum Lot Dimensions				Minimum Yard Dimensions For Principal Building			Minimum Accessory Building Setbacks From				Maximum Requirements			
	Min. Lot Area (sf)	Min. Lot Frontage (feet)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Min. Front Yard (feet)	Min. Side Yard (feet)	Min. Rear Yard (feet)	Front Lot Line (feet)	Side Lot Line (feet)	Rear Lot Line (feet)	Principal Building	Principal Building Coverage	Accessory Building Coverage	Paved Surface	Building Height (feet)
Detached single-family dwellings	8,000	80	80	100	20	15	30	20	5	10	10	20%	5%	30%	35
Township government facilities	8,000	80	80	100	20	15	30	20	5	10	10	20%	5%	30%	35
Parks and playgrounds	8,000	80	80	100	NA	NA	NA	20	5	10	NA	20%	5%	30%	35
Houses of worship	8,000	80	80	100	20	15	30	20	5	10	10	20%	5%	30%	35

NOTES:

1. Minimum areas are for zoning purposes. Soil conditions and drainage conditions may dictate larger parcels than as set forth under the area and yard provisions in order to accommodate on-site wells and septic systems.
2. Lot area and lot dimensions exclude any area for proposed widening of streets, as streets are classified in the adopted Master Plan.
3. For side yards, the minimum dimension per yard shall increase for wider lots in proportion to the increase above the minimum lot width requirement of this chapter, e.g., a sixty-foot lot is 50% larger than the minimum lot width. Therefore, each side yard would have a minimum dimension 50% higher than shown on the schedule. Also, the minimum side yard, where it is not sufficient for a driveway between the principal building and the side lot line, shall not negate the parking requirements of this chapter. The site must be designed to provide the minimum parking, which may mean that one side yard shall be larger than the minimum in order to gain access to parking in the rear yard.

LAND DEVELOPMENT

Township of Chesterfield

R-1 RESIDENTIAL DISTRICT Area, Yard and Bulk Requirements (Principal Permitted Uses) [Amended 7-26-2001 by Ord. No. 2001-17]

Principal Permitted Use Type	Minimum Lot Dimensions				Minimum Yard Dimensions for Principal Building			Minimum Accessory Building	Maximum Requirements	
	Min. Lot Area (feet)	Min. Lot Width (feet)	Min. Lot Frontage (feet)	Min. Lot Depth (feet)	Min. Front Yard (feet)	Min. Side Yard (feet)	Min. Rear Yard (feet)	Min. Yard & Principal Building (feet)	Max. Bldg. Height (feet)	Max. Lot Coverage (percentage)
Single-family detached	43,560 square feet	150	150	200	50	25	75	10' See §130-10(A)(3)(4)(5)	35 feet	25%

NOTES:

¹ See § 130-10A(3), (4) and (5).

LAND DEVELOPMENT

Township of Chesterfield

C COMMERCIAL DISTRICT Area, Yard and Bulk Requirements (Principal Permitted Uses) [Amended 7-26-2018 by Ord. No. 2018-14]

Principal Permitted Use	Minimum Lot Dimensions				Minimum Yard Dimensions for Principal Building			Minimum Accessory Bldg. Setback From				Minimum Requirements			
	Min. Lot Area (square feet)	Min. Lot Frontage (feet)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Min. Front Yard (feet)	Min. Side Yard (feet)	Min. Rear Yard (feet)	Front Lot Line (feet)	Side Lot Line (feet)	Rear Lot Line (feet)	Principal Bldg.	Principal Bldg. Coverage	Accessory Bldg. Coverage	Paved Surface	Bldg. Height (feet)
Bar, tavern, restaurant, grocer, general store, antique sales, beauty shop, and barber	4,000	40	40	90	10	5	30	20	5	10	10	15%	3%	30%	30
Bank and office	20,000	100	100	150	50	20	50	NA	NA	NA	NA	15%	3%	30%	20
Convenience store and food market with gasoline (fuel) dispensing facilities	50,000	200	200	200	50	40	40	50	5	10	10	15%	3%	70%	30
Liquor Stores and sale of packaged	4,000	40	40	90	10	5	30	20	5	10	10	15%	3%	30%	30

LAND DEVELOPMENT

Principal Permitted Use	Minimum Lot Dimensions				Minimum Yard Dimensions for Principal Building			Minimum Accessory Bldg. Setback From				Minimum Requirements			
	Min. Lot Area (square feet)	Min. Lot Frontage (feet)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Min. Front Yard (feet)	Min. Side Yard (feet)	Min. Rear Yard (feet)	Front Lot Line (feet)	Side Lot Line (feet)	Rear Lot Line (feet)	Principal Bldg.	Principal Bldg. Coverage	Accessory Bldg. Coverage	Paved Surface	Bldg. Height (feet)
alcoholic beverages															

LAND DEVELOPMENT

NOTES:

1. Minimum areas are for zoning purposes. Soil conditions and drainage conditions may dictate larger parcels than as set forth under the area and yard provisions in order to accommodate on-site wells and septic systems.
2. Lot areas and lot dimensions exclude any area for proposed widening of streets, as streets are classified in the adopted Master Plan.
3. For buildings with more than one use, the minimum lot size shall be increased by 1,500 square feet for each additional use.
4. For side yards, the minimum dimension per yard shall increase for wider lots in proportion to its increase above the minimum width requirement of this chapter, e.g., a sixty-foot lot is 50% larger than the minimum lot width. Therefore, each side yard would have a minimum dimension 50% higher than shown on the schedule. Also, the minimum side yard, where it is not sufficient for a driveway between the principal building and the side lot line, shall not negate the parking requirements of this chapter. The side must be designed to provide the minimum parking, which may mean that one side yard shall be larger than the minimum in order to gain access to parking lot in the rear yard.
5. All fueling pumps, including gasoline, diesel, and air pumps, and the fueling islands upon which pumps are normally located shall be set back from the street right-of-way line at least 30 feet and from any other property line at least 50 feet. A minimum space of 25 feet shall exist between any two islands and between an island and the convenience store building. Canopies covering the fueling pumps and islands shall be set back 20 feet from the street right-of-way.
6. Fueling pumps setback from residential uses shall be 100 feet.
7. Underground storage tanks greater than 1,000 gallons shall be located a minimum of 100 feet from a residential or on-site potable water well.
8. Landscape buffering: In addition to the standards set forth in § 130-80, where a convenience store with gasoline-dispensing facilities abuts a residential use or zone, a twenty-five-foot-wide opaque planted buffer shall be installed and maintained within the convenience use required yard setback area to completely screen the convenience store with gasoline dispensing use from the adjacent residential use or zone.
9. Ingress and egress shall be designed to recognize the turning movements generated. Access points shall be coordinated with the access points requires for nearby uses, frequency of intersecting side streets, minimizing left turns off collector and arterial streets and maintaining building setbacks compatible with the required setbacks and landscaping. No gasoline-dispensing station shall have an entrance or exit for vehicles within 200 feet of any school, playground, church, hospital, or public building.

LAND DEVELOPMENT

Township of Chesterfield

OP OFFICE PARK DISTRICT
Area, Yard and Bulk Requirements (Principal Permitted Uses)

Principal Permitted Use	Minimum Lot Dimensions				Minimum Yard Dimensions For Principal Building			Minimum Accessory Building Setbacks From				Maximum Requirements		
	Min. Lot Area (acres or (sf))	Min. Lot Frontage (feet)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Min. Front Yard (feet)	Min. Side Yard (feet)	Min. Rear Yard (feet)	Front Lot Line (feet)	Side Lot Line (feet)	Rear Lot Line (feet)	Principal Building	Lot Coverage	Floor Area Ratio	Building Height (feet)
All uses except service stations	5 acres	150	150	150	50	50	50	100	50	50	At least twice the building height, not less than 100 feet for front yard and rear yards, 50 feet for side yard	30%	0.15	40