

LAND DEVELOPMENT

130 Attachment 2

**EXHIBIT B**

**Chesterfield Township  
Area and Bulk Regulations for PVD District**

[Amended 6-12-2003 by Ord. No. 2003-6; 9-15-2011 by Ord. No. 2011-17; 6-26-2014 by Ord. No. 2014-13]

	Lot Area <sup>1</sup> (sf)	Lot Width <sup>1</sup> (feet)	Minimum Lot Depth (feet)	Build-To Line (feet)	Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Height (ft/stories)	Maximum Building Coverage	Maximum Lot Coverage	Accessory Buildings <sup>3,8</sup>		
											Side Yard (feet)	Rear Yard (feet)	Principal Building
Perimeter village house	Min 8,000 Max 10,000	Min 70 Max 90	100	25	Min 15 Max 25	7	25	35/2.5	35%	50%	2	4	5
Village house	Min 4,500 Max 7,000	Min 45 Max 70	100	25	Min 15 Max 25	5	25	35/2.5	40%	60%	2	4	5
Semidetached house	Min 3,000 Max 4,500	Min 30 Max 40	100	25	Min 15 Max 25	7 <sup>2</sup>	25	35/2.5	40%	60%	2	4	5
Triplex dwelling unit	Min 2,500 Max 4,500	Min 24 Max 40	100	25	Min 15 Max 25	10 <sup>2</sup>	25	35/2.5	45%	65%	2	4	5
Apartment dwelling unit	Min 8,000	Min 80 Max 115	100	25	Min 15 Max 25	10	25	42/3	50%	70%	NA	NA	NA
Carriage house (with principal residence)	Min 8,000	Min 70	100	NA (behind principal residence)	NA (behind principal residence)	5	5	25/2	35%	55%	NA	NA	NA
Commercial and mixed use	Min 3,000	Min 50 Max 125	50	0	Min 0 Max 15	0	0	45/3	NA <sup>5</sup>	NA <sup>5</sup>	4	4	5
Civic, institutional and religious	Min 20,000	Min 80 Max 200	150	NA	Min 0 Max 50	20	75	45/3 <sup>4</sup>	50%	70%	4	4	5
Utilities	Min 4,000	NA	NA	NA	Min 25	20	25	NA	NA	NA	NA	NA	NA

NOTES:

- <sup>1</sup> Minimum and maximum lot sizes and lot width standards applicable to corner lots and lots fronting on the boulevard shall be increased by 25% for perimeter village houses, village houses and semidetached houses.
- <sup>2</sup> Applicable only to unattached side of dwelling unit; attached side of unit has a zero yard requirement.
- <sup>3</sup> Accessory buildings are permitted only within the rear yards of perimeter village houses, village houses, semidetached houses, triplex dwelling units, commercial and mixed use buildings and civic, institutional and religious buildings.
- <sup>4</sup> Steeples and decorative tower structures are subject to a maximum height of 75 feet.
- <sup>5</sup> Commercial and mixed use buildings shall be located on lots within the Village Center with associated open space and parking located on a separate lot(s).
- <sup>6</sup> Apartment buildings are subject to a maximum capacity of eight dwelling units per building and a maximum building length of 95 feet.
- <sup>7</sup> Commercial and mixed use buildings and civic, institutional and religious buildings are subject to a maximum building length of 100 feet, including attached buildings on adjacent lots, and a minimum separation of 15 feet between buildings.
- <sup>8</sup> Accessory buildings on lots abutting a lane or alley will have a minimum rear yard setback of 10 feet. On corners lots which abut both an alley and a lane, the minimum side yard setback will be 10 feet.