

UNIFIED DEVELOPMENT CODE

405 Attachment 4

City of Chesterfield

Site and Building Design

[CC 1990 Ch. 31, Attach. 4; Ord. No. 2801, § 3 (Exh. A), 6-16-2014; Ord. No. 2954 § 2, 6-5-2017; Ord. No. 3139, 2-16-2021]

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Residential Architecture	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Use architectural elements and materials matching the front facade on the sides and rear of the structure where the facade is visible from streets external to the subdivision. Avoid long uninterrupted building surfaces and materials or designs that cause glare. Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Design to fit appropriately with the natural landscape. Design infill development to reinforce functional relationships and patterns of development within the existing neighborhood.	Utilize setbacks, screening, building massing or driveway parking locations to provide transitions when adjacent to a different land use or residential density.

CHESTERFIELD CITY CODE

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Multi-Family Architecture	Provide an on-site pedestrian system with access to common ground areas	Express architecturally the individual dwelling units within the building. Utilize color, material and plane changes to articulate facades. Avoid monotonous or institutional designs. Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Respect the scale, proportion and character of the adjacent or predominant neighborhood.	Provide functional recreation areas. Provide private outdoor space for each dwelling. Provide visual transitions between the street and the dwelling units.
Commercial and Industrial Architecture	Locate service and loading areas away from public streets and out of the main circulation system and parking areas. Provide access for service vehicles, trash collection and storage areas from alleys when possible. If not possible, utilize the street with the least traffic volume and visual impact.	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Screen utility meters, and surface transformer switching pads.	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Design and locate building equipment and utilities to minimize visibility from public streets, surface parking lots, and neighboring properties.

UNIFIED DEVELOPMENT CODE

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Fast Food Restaurants	Create a circulation system that provides adequate space for drive-thru queuing lines. Direct drive-thru queuing lines so as to not conflict with pedestrian circulation or on-site parking.	Adapt franchise or corporate style architecture to complement the style of adjacent developments. Apply color schemes that coordinate with adjacent developments' color schemes. Utilize similar architectural designs and palettes as the commercial development in which the building will be located. Integrate drive-thru elements, outdoor seating areas and play equipment architecturally into the building design.	Utilize perimeter fencing that is attractive and compatible with the building design.	Adapt franchise or corporate style architecture to fit in with the scale and proportion of adjacent development.	Locate drive-thru elements away from the primary street frontage.

CHESTERFIELD CITY CODE

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Auto Service and Fuel Stations	See "General Requirements for Building Design" Section 405.04.010(D) of this Article	Provide a structural or strong design element to anchor corner stores. Create building(s) designs compatible with surrounding developments. Use of prefabricated or pre-designed buildings is discouraged. If used, adapt the design so as to be compatible with adjacent development.	Provide landscaping and/or pathways in an alternate paving material to break up expanses of pavement and/or asphalt. Screen or architecturally incorporate tank vents into the design.	Design prefabricated or pre-designed buildings, if used, so as to have a scale and proportions compatible with adjacent development.	Avoid multiple structures on the site Situating car wash openings away from the street
Shopping Center and Office Complex	Create separate circulation routes for truck deliveries and customers. Access for deliveries shall be from the least traveled or impacted street. Avoid when possible, large parking areas adjacent to the street.	Provide consistent design styles, details and palettes throughout the development including outlot buildings. Design outdoor retail sales areas, if allowed, to be complementary and integrated into the overall building design.	Screen or architecturally incorporate outdoor shopping cart storage into the design.	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Provide outdoor gathering areas. Outdoor retail sales space must be shown and approved on the site plan if allowed.