

BILL NO. 3592

ORDINANCE NO. 3383

AN ORDINANCE OF THE CITY OF CHESTERFIELD AMENDING SECTIONS 405.02.040, 405.03.030, 405.03.040, AND 405.03.050 OF THE MUNICIPAL CODE PERTAINING TO DEVELOPMENT REVIEW AND APPEALS PROCEDURES, AND ZONING DISTRICT AND USE REQUIREMENTS.

WHEREAS, the City of Chesterfield Unified Development Code contains regulations and requirements pertaining to the development 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, the City of Chesterfield seeks to amend Section 405.02.040 of Article 2 and Sections 405.03.030 through 405.03.050 of Article 3 of the Unified Development Code. The proposed amendments include regulations for a new Special Procedure, to be known as the Infill Residential Development Procedure, within Article 3, as well as the addition of the proposed Special Procedure to Article 2, Section 405.02.040 of the Unified Development Code; and,

WHEREAS, a Public Hearing was held before the Planning Commission on April 13, 2026; and,

WHEREAS, the Planning Commission recommended approval of the following amendments; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the Code amendments, by a vote of 4-0; and,

WHEREAS, the City Council, having considered said request, voted to approve the amendments to the Unified Development Code in the above-mentioned sections of Article 2 and Article 3.

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

Section 1. Section 405.02.040.A of the City of Chesterfield Municipal Code shall be repealed and replaced as follows:

Section 405.02.040 **Procedure for establishing Planned Districts and Special Procedures**

A. Applicability.

The requirements of this Section shall apply to all proposed developments attempting to establish a planned district or to utilize a Special Procedure. Further, this Section shall also apply to any proposed amendment to an existing Planned District or Special Procedure.

Planned Districts are as follows:

Planned Commercial District	"PC"
Planned Commercial District	"C8"
Planned Industrial District	"PI"
Planned Industrial District	"M3"
Urban Core District	"UC"
Medical Use District	"MU"
Neighborhood Business District	"NB"
Mixed Use District	"MXD"
Planned Commercial & Residence District	"PC&R"
Planned Unit Development	"PUD"

Special Procedures are as follows:

Adult Entertainment Area	"AEA"
Conditional Use Permit	"CUP"
Residence Business Use Procedure	"RBU"
Museum and Arts Area	"MAA"
Wild Horse Overlay	"WH"
Infill Residential Development	"IRD"

Section 2. Section 405.03.030 of the City of Chesterfield Municipal Code is hereby amended to include sub-section Q as follows:

Section 405.03.030 **Zoning Districts And Regulations.**

Q. LI Light Industrial District.

1. Purpose. The purpose of the "LI" Light Industrial District is to provide for a variety of light industrial services that may be developed compatible with abutting commercial and/or industrial uses.
2. In addition to the development standards and district requirements in Article 4 and elsewhere of this UDC, the following performance standards are applicable to the LI District:
 - a. Uses. Permitted and conditional uses for the LI District are found in Section 405.03.070 of this Article. In addition, the following use restrictions shall apply to this district:
 - (1) No drive-through windows shall be allowed in conjunction with any of the permitted, accessory, or conditional uses.
 - (2) Businesses shall only be open to the public between the hours of 7:00 A.M. and 8:00 P.M.
 - (3) Loading or unloading of deliveries shall be permitted only between the hours of 7:00 A.M. and 7:00 P.M.
 - (4) All principal uses shall be conducted within a fully enclosed building.
 - (5) Outdoor storage or display of merchandise, materials, or equipment must be fully screened as approved by the City of Chesterfield on the site plan.
 - b. Design standards.
 - (1) Minimum lot area: forty-five thousand (45,000) square feet.
 - (2) Minimum lot width: minimum road frontage of one hundred (100) feet or direct access by one-hundred-foot road easement, right-of-way or cross easement.
 - (3) Height: thirty-five (35) feet from grade, exclusive of mechanical equipment.
 - (4) Open space: thirty-five percent (35%).
 - (5) Density: maximum forty hundredths (0.40) FAR
 - (6) Utilities: installed underground.
 - (7) Recycling: opportunity for recycling shall be provided.
 - c. Minimum yard setbacks.

- (1) No building or structure, other than a freestanding project identification sign six (6) feet in height or less, light standards, flagpoles, or fences six (6) feet in height or less will be located within the following setbacks:
 - (a) The minimum front, side, and rear yard building setback shall be thirty (30) feet.
 - (b) The minimum building setback shall be fifty (50) feet from any property adjoining property designated on the Comprehensive Land Use Map as being a Residential District or PS District.
- (2) No parking area, internal drive, or loading space shall be permitted within the following setbacks:
 - (a) The minimum front, side, and rear yard parking setback shall be twenty-five (25) feet.
 - (b) The minimum parking setback shall be thirty (30) feet from any property adjoining property designated on the Comprehensive Land Use Map as being a Residential District or PS District.
3. The procedure for zoning to the LI District and Site Development Plan approval is established in Article 2 of this UDC.

Section 3. Section 405.03.040.F of the City of Chesterfield Municipal Code shall be repealed.

Section 4. Section 405.03.050 of the City of Chesterfield Municipal Code is hereby amended to include a new Special Procedure to be known as the Infill Residential Development Procedure, as follows:

Section 404.03.050 **Overlay Districts and Zoning Procedures**

H. Infill Residential Development Procedure

1. Purpose: The Infill Residential Development Procedure is hereby established to provide criteria that address the unique characteristics of infill development along collector and arterial roadways with four (4) or more lanes and its potential impacts on surrounding properties and the community. This procedure is intended to provide flexibility in site planning and to allow reasonable modifications of uses where appropriate, while promoting the most suitable use of land. It is further intended to ensure consistency with the public health, safety, and general welfare of the City of Chesterfield, support sound planning practices, and preserve

the natural and scenic features of each site, where possible. The Infill Residential Development Procedure provides an alternate zoning procedure by permitting variations in zoning district requirements while maintaining maximum density limitations for parcels under four (4) acres in size, as approved by ordinance.

2. Scope of Provisions: This section contains the regulations of the Infill Residential Development Procedure. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the UDC.
3. General Requirements:
 - a. The property applying for the Infill Residential Development Procedure must have a non-planned district zoning designation that permits residential dwellings.
 - b. Properties that are under four (4) acres shall be eligible for the Infill Residential Development Procedure.
 - c. An Infill Residential Development Procedure shall only be permitted properties with a minimum of 250 feet of frontage along a collector or arterial roadway with four (4) or more lanes at the time of application.
 - d. All property within the Infill Residential Development Procedure shall be under single ownership, or if under multiple ownership, must have written consent from all owners agreeing to be bound by the Infill Residential Development Procedure.
4. General Considerations: The following is a list of general considerations to be reviewed by the City of Chesterfield when analyzing for Infill Residential Development Procedure:
 - a. The applicant's narrative statement describing the character of, compatibility with adjacent land uses, and rationale for the proposed development.
 - b. Proposed residential densities as they compare to the current City of Chesterfield Comprehensive Plan designation, zoning map delineation, infrastructure capacity, and the effect upon public services.
5. Design requirements: The following list includes design features to be utilized when applying for the Infill Residential Development Procedure.

- a. Density: Maximum residential densities shall be determined by utilizing the following hierarchical order:

- (1) Existing zoning district maximum permitted density; or

- (2) Properties proposed for the Infill Residential Development Procedure that are found to be currently zoned "NU" Non-Urban District shall be required to submit a petition for a change of zoning from the "NU" Non-Urban District to a Residential Zoning District. This petition shall be filed before or concurrently with the petition requesting the Infill Residential Development Procedure.

- b. Minimum Lot Size: The Infill Residential Development Procedure may authorize utilization of minimum lot sizes as approved by the City Council.

- c. Setbacks: The Infill Residential Development Procedure may authorize flexible setbacks, subject to approval as part of the Preliminary Development Plan.

- d. Lot Frontage: The Infill Residential Development Procedure may authorize the utilization of flexible Lot Frontage to be approved on the Preliminary Development Plan.

- e. Uses: The Infill Residential Development Procedure can authorize any single-family residential use. Requests for multi-family dwellings are not permitted under the Infill Residential Development Procedure.

- f. Height: Height requirements for any development utilizing the Infill Residential Development Procedure must conform to the applicable height limitations within the zoning district for the site.

- g. Buffer: A perimeter buffer shall be provided in accordance with the landscape buffer requirements described in the UDC. Any proposed modifications to the buffer requirements shall be included on the Preliminary Development Plan and require the review and approval by the Planning Commission in accordance with Article 4 of this UDC.

6. Approval; Duration; Expiration

- a. Approval: The procedure for zoning to the Infill Residential Development (IRD) procedure and site development plan approval is established in Article 02 of the UDC. However, the Architecture Review

Board is required to review the Preliminary Development Plan as part of the process for establishing the IRD procedure.

- b. Commencement of Construction Required: The IRD shall automatically expire and become null and void unless substantial construction has commenced on the approved project within the two-year approval period.

- (1) For the purpose of this section, “substantial construction” shall mean the issuance of a building permit and the initiation of physical improvements on the site that are consistent with the approved plans.

- (2) Site clearing, grading, or land disturbance activities alone shall not constitute substantial construction.

- c. Effect of Expiration. Upon expiration, the IRD and all associated modifications, deviations, or flexible standards shall be of no further force or effect. Any subsequent development of the property shall comply with all zoning and development regulations then in effect.

- d. Extensions

- (1) Any requests for an extension shall require a resubmission to the Planning Commission and will follow the procedures of a new submittal under the IRD Procedure.

- (2) The request must be submitted in writing to the Director of Planning, stating the reasons for the delay and demonstrating good cause.

- (3) Extensions shall require updates to bonds and other such documents as may be required by the Director of Planning.

- (4) The Planning Commission is authorized to grant the extension.

- (5) No extension may be granted after the IRD has expired.

- e. Health, Safety, and Welfare Clause. Nothing in this section shall limit the City’s authority to revoke or modify an approval if the project presents a threat to public health, safety, or welfare, or if conditions of approval are violated.

Section 5. If any section, paragraph, subsection, clause, or provision of this ordinance shall be declared by a court of competent jurisdiction to be

invalid, such decision shall not affect the validity of this ordinance as a whole, or any part thereof.

Section 6. The City Council, pursuant to the petition filed by the City of Chesterfield, in P.Z. 03-2026, requesting the amendment in Article 2 and Article 3 embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 13th day of April, 2026, 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 7. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 8. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 3rd day of August, 2026.

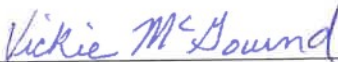


PRESIDING OFFICER



Dan Hurt, MAYOR

ATTEST:



Vickie McGownd, CITY CLERK

FIRST READING HELD: 07/20/2026