iv) Steep slopes - 70% of all areas exceeding a 30% slope shall be protected and remain without development

v) Woodlands - per the regulations in the tree protection ordinance

1003.105. "NU" Non-Urban District regulations.

1. *Scope of provisions.* This section contains the district regulations of the "NU" Non-Urban District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this appendix which are incorporated as part of this section by reference. The "NU" Non-Urban District of the City of Chesterfield encompasses areas within which rough natural topography, geological conditions, or location in relation to urbanized areas creates practical difficulties in providing and maintaining public roads, and public or private utility services and facilities. The "NU" Non-Urban District also encompasses areas where specific potential development patterns have not been identified or where significant non-urban uses have been established.

2. *Permitted land uses and developments.* The following land uses and developments are permitted in this district:

(1) Churches.

(2) Commercial vegetable and flower gardening, as well as plant nurseries and greenhouses, but not including any structure used as a salesroom.

(3) Dairy farming.

(4) Dwelling, single-family.

(5) Dwelling, single-family earth sheltered.

(6) Farming, including the cultivation and sale of any plant crops and domestic animals.

(7) Forests, wildlife reservations, as well as conservation projects.

(8) Golf courses, including practice driving tees on the same premises. Miniature golf courses and independent practice driving tees are excluded.

(9) Home occupations.

(10) Hunting and fishing as well as propagation of wildlife of any kind.

(11) Libraries, public or private not-for-profit.

(12) Local public utility facilities, provided that any installation other than poles and equipment attached to the poles, shall be:

(a) Adequately screened with landscaping, fencing, or walls, or any combination thereof; or

(b) Placed underground; or

(c) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.

(13) Mausoleums or crematoriums in an existing cemetery, any other provision of the law notwithstanding, but no such structure shall be situated closer than one hundred (100) feet to any cemetery property line.

(14) Parks, parkways, and playgrounds, public or private not-for-profit.

(15) Schools, public or private kindergarten, elementary, secondary, and collegiate.

3. *Conditional land use and development permits issued by the Commission.* The following land uses and developments may be permitted under conditions and requirements specified in Section 1003.181, "Conditional Use Permits":

(1) Administrative offices and educational facilities for religious purposes.

(2) Child care centers, nursery schools, and day nurseries, daycare homes.

(3) Clubs, private not-for-profit.

(4) Dormitory or group living facilities for religious, educational, or charitable purposes.

(5) Fairgrounds.

(6) Feed or grain storage, commercial or cooperative.

(7) Foster homes for handicapped children.

(8) Practice driving tees, no lights.

(9) Group homes for the developmentally disabled, to be occupied by no more than nine (9) individuals (excluding supervisory personnel) not related by blood or marriage to the operator or operators of the facility.

(10) Group living facilities providing a permanent residence for not more than nine (9) individuals, all over eighteen (18) years of age and who are ordained or hold a designated religious position with the same religious institution.

(11) Hospitals and hospices.

(12) Local public utility facilities over sixty (60) feet in height, and public utilities facilities.

(13) Mortuaries, cemeteries and mausoleums, including mortuaries operated in conjunction with the cemetery or mausoleum.

(14) Mulching plants for trees, wood, or wood waste, but not including any assembly or manufacture of a product.

(15) Nursing homes and group homes for the elderly, but not including self-care units.

(16) Police and fire stations.

(17) Private not-for-profit recreational land uses and community centers.

(18) Radio, television, and communication transmitting, receiving, or relay towers and facilities.

(19) Residential substance abuse treatment facilities.

(20) Retreats owned and operated by religious, educational, or other not-for-profit establishments and religious convents.

(21) Riding stables, kennels, and veterinary clinics.

(22) Salesrooms, when established as an accessory use to commercial gardens, plant nurseries, and greenhouses, for the sale of nursery products and related items for use in preserving the life and health of such products, hand tools, and plant containers. The preceding items shall not include power-driven equipment, lawn and garden furniture nor decorative accessories and fencing; however, bulk sale of sand, gravel, mulch, railroad ties or similar materials may be permitted. The salesroom may occupy all or a portion of a building.

(23) Satellite dishes (additional to provisions of Section 1003.167, 17.).

(24) Sewage treatment facilities, other than facilities permitted as an accessory use.

(25) Specialized private schools.

(26) Stadiums and sports arenas.

4. *Accessory land uses and developments.* Subject to compliance with the procedures of this section, accessory buildings, structures, and uses are permitted in conjunction with a permitted land use or development or (unless restricted by applicable condition) a conditional land use or development when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, is clearly subordinate to the primary use, and serves only to further the successful utilization of the primary use. Accessory uses include the following:

(1) Devices for the generation of energy, such as solar panels, wind generators, and similar devices.

(2) Individual sewage treatment facilities serving an individual dwelling, farm, or nonresidential use, as approved by the appropriate regulatory agency. The sewage treatment facilities shall not exceed five thousand (5,000) gallons per day flow.

(3) Private stables.

(4) Permitted signs (see Section 1003.168 'Sign Regulations').

5. *Performance standards.* All uses in the "NU" Non-Urban District shall operate in conformity with the appropriate performance standards contained in Section 1003.163, "Zoning Performance Standard Regulations."

6. *Height limitations for structures.* The total height of any structure shall not exceed that permitted in Section 1003.161, "Air Navigation Space Regulations."

7. *Lot area and yard requirements.* The minimum lot area and yard requirements for land uses and developments in the "NU" Non-Urban District shall be as set out below:

(1) *Minimum lot area requirements:*

(a) The following permitted and conditional land uses shall be situated on tracts of land providing not less than the following areas:

Use	*Minimum Area*
Administrative offices and educational facilities- religious	4 acres
Child care center	3 acres
Church	3 acres
Dormitory and group living facilities	3 acres
Dwelling, single-family	3 acres
Dwelling, single-family, earth sheltered	3 acres
Group homes for the developmentally disabled	3 acres
Group living facilities for religious purposes	3 acres
Local public utility facilities	10,000 sq. ft.
Mechanical sewage treatment facility	3 acres
Mortuary	Minimum area 3 acres (minimum of 200 feet on a state (MoDOT) roadway, and adjacent to existing commercial zoning district).
Residential substance abuse treatment facilities	3 acres (except 5 acres for a facility of more than 8 resident patients).
Schools	
Nursery or day nursery	1 acre
Kindergarten (separate)	3 acres
Primary	5 acres
Junior high	10 acres
Senior high	20 acres
Collegiate	10 acres

(b) Any lot or tract of record on the effective date of this ordinance, which contains less than three (3) acres, may be used as a site for one single-family dwelling together with customary accessory structures and uses.

(c) Specialized private schools shall be located on a tract of land containing one acre for each fifteen (15) pupils, but in no case less than five (5) acres, nor more than that required by the school land area requirements, as listed in paragraph 7.(1)(a).

(d) Mechanical sewage treatment facilities may be located on tracts of land less than three (3) acres in area where the facility is located on platted common land within a subdivision. The minimum lot area, however, shall in no case be less than ten thousand (10,000) square feet.

(e) Police and fire stations as approved by the Planning Commission via a conditional use permit may be established on tracts of less than five (5) acres where the related parking needs, outdoor facilities, and size of buildings are deemed consistent with the intensity of land use in the neighborhood of these uses.

(f) All other permitted or conditional land uses in this district shall be situated or conducted on tracts of land at least five (5) acres in area.

(2) *Creation of new lots.* No new lots shall be created of less than three (3) acres in area except for fire stations, police stations, nurseries or day nurseries, and local public utility facilities. Lots of less than three (3) acres in area, created for the above uses, shall not be used for any other use. In the event the permitted use terminates, the lot shall be established as common ground for an adjacent development or combined with an adjacent parcel or parcels by means of a boundary adjustment. Prior to the approval of a subdivision record plat creating a lot of less than three (3) acres, a deed or other legal instrument must be approved by the City Attorney and recorded with the St. Louis County Recorder of Deeds, which guarantees the required transfer of the property in the event the permitted use is terminated with a copy to be filed with the City of Chesterfield.

(3) *Minimum yard requirements; general.*

(a) Front yard. No structure shall be allowed within fifty (50) feet of any roadway right-of-way line.

(b) Side and rear yard. No structure shall be allowed within twenty (20) feet of any property line other than a roadway right-of-way line.

(4) *Specific yard requirements and exceptions.*

(a) Notwithstanding any other provisions of this appendix, on corner lots, no structure or plant material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the sight distance triangle.

(b) Boundary walls or fences, six (6) feet or less in height, are allowed within the minimum yard requirements.

(c) Permitted information signs, six (6) feet or less in heights are allowed within the minimum front yard setback.

(d) Permitted directional signs, three (3) feet or less in height, are allowed within the minimum front yard setback or sight distance triangle.

(e) A permitted freestanding sign may be located no closer than twenty-five (25) feet from any roadway right-of-way line.

(f) Light standards for street lighting or at points of ingress and egress, but not including parking lot lighting, are allowed within the minimum front yard setback when approved by the Department of Planning. Light standards for parking lot lighting are allowed no closer than ten (10) feet of any side or rear yard line which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District.

(g) In the event that greater than fifty (50) percent of the existing dwelling structures on the same side of a street and in both directions from a lot, for a distance of five hundred (500) feet or to the nearest intersecting street, whichever distance is less, have a variation in front yard setbacks of no more than ten (10) feet, the required front yard for that lot shall be the average setback of those structures. However, in no case shall any building be located closer than fifteen (15) feet from any roadway right-of-way line, nor shall a setback of greater than seventy-five (75) feet be required.

(h) If a lot of record existing on the effective date of this ordinance has a width of one hundred (100) feet or less, the side yard on each side of any structure erected on such lot may be reduced to a width of not less than ten (10) percent of the width of the lot, but in no instances shall such yard be less than five (5) feet in width.

(i) Any nonresidential structure, other than a public utility tower authorized by a conditional use permit, which exceeds thirty (30) feet in height shall be set back from all property lines at least one additional foot for every foot of height above thirty (30) feet.

(j) No private stable shall be allowed within one hundred (100) feet of any property line. Affiliated pasture areas shall be fenced.

(5) *Maximum height and minimum yard requirements for nursing homes.*

(a) No building within a nursing home development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.

(b) No building within a nursing home development shall be allowed within a minimum of fifty (50) feet of any property line.

(c) Limited service and retail commercial uses, not to exceed five (5) percent of the total gross floor area of the self-care building, or buildings, excluding garages, to be located within one self-care building, shall be permitted in conjunction with existing nursing homes with a minimum of one hundred (100) beds and fifty (50) self-care units. There shall be no indication, through signs or other devices on the exterior, that such commercial uses are in existence. Uses authorized may include a financial facility, excluding drive-up and external walk-up facilities, barber and beauty shop, food or drug store, laundry or dry-cleaning pick-up, and a newspaper stand and card shop.

(6) *Maximum density, maximum height and minimum yard area for residential substance abuse treatment facilities.*

(a) Densities shall not exceed eight (8) resident patients and two (2) house parents or support staff, per facility for lots less than five (5) acres.

(b) No building within a residential substance abuse treatment facility development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.

(c) No building within a residential substance abuse treatment facility development shall be allowed within a minimum of fifty (50) feet of any property line.

(d) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.

8. *Off-street parking and loading requirements.* Off-street parking and loading requirements and setbacks for parking areas, loading spaces and internal drives are set forth in Section 1003.165, "Off-Street Parking and Loading Requirements."

9. *Sign regulations.* Sign regulations are set forth in Section 1003.168, "Sign Regulations."

1003.106 "LLR" Large Lot Residencial District

1. *Intent and Purpose.* The purpose of the "LLR" Large Lot Residential District is to provide for residential uses and activities, and other compatible uses in areas where the normal provision of community infrastructure is not desirable or not feasible. Single-family residential development in this district is intended to conform to standards set forth in Section 1005.135 of the City's Subdivision Regulations (Large lot subdivision). The Large lot subdivision standards, generally, do not require minimum pavement widths, sidewalks, streetlights and other improvements applicable to residential subdivisions containing lots of less than three acres.