

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 250637

Amending Chapter 48, Code of Ordinances, entitled “Nuisances,” by repealing Section 48-1, Definitions, and Section 48-30, Rank weeds and noxious plants; amending Chapter 56, Code of Ordinances, entitled “Property Maintenance Code,” by repealing Section 56-433, Noxious weeds and enacting new sections of like number and subject matter, and by enacting a new Section 56-116, Excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch; amending Chapter 34, Code of Ordinances, entitled “Health and Sanitation,” by repealing Article VII, Weeds and noxious plants; and amending Chapter 62, Code of Ordinances, entitled “Solid Waste,” by repealing Article VIII, Nuisances.

WHEREAS, the City acknowledges that the climate crisis is here, and Kansas City is already experiencing climate change through hotter temperatures, drought, and flooding, and will likely see in the future more frequent and intense heat waves, more severe flooding, increased air pollutants and diseases, and more people displaced from their homes because of these disasters; and

WHEREAS, the City adopted an updated Climate Protection & Resiliency Plan in September 2022 to address the climate crisis with strategies focused on both mitigating and adapting to our changing climate; and

WHEREAS, the Climate Protection & Resiliency Plan contains a section focused on Natural Systems strategies that use nature to cool our city, prevent flood damage, and clean our air and water, including expanding the network of trees and natural areas, promoting regenerative, ecologically healthy soils and landscapes, promoting sustainable water supply and use, and using natural systems to manage stormwater runoff; and

WHEREAS, planting native plants supports the health of ecosystems, enhances biodiversity, and contributes to the sustainability and resilience of landscapes in the face of environmental challenges; and

WHEREAS, amending the current Nuisance and Property Maintenance Codes will allow residents of the City to increasingly grow native plants throughout the City and contribute to the sustainability and climate resiliency of the City; and

WHEREAS, Chapter 34, Article VII of the Code of Ordinances, Weeds and noxious plants, provides a separate, similar violation as the current Section 48-30 with enforcement procedures substantially mirroring those the Neighborhood Services Director already possesses via Chapters 48 and 56, and, thus, can be repealed to limit duplication and confusion in City’s Code; and

WHEREAS, Chapter 62, Article VIII of the Code of Ordinances, Nuisances, also contains substantially similar violations and enforcement procedures that exist in other portions of the City’s Code, including Section 48-30, and, thus, can be repealed to limit duplication and confusion in City’s Code; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 48, Code of Ordinances,” is hereby amended by repealing Section 48-1, Definitions, and Section 48-30, Rank weeds and noxious plants, and enacting new sections of like number and subject matter to read as follows:

**Sec. 48-1. Definitions.**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Boat* means any device used or capable of being used for navigation on water.

*Camper shell* means but is not limited to any unit primarily designed as temporary living quarters for recreation, camping or travel use, or an enclosed space that is capable of being occupied and designed to be temporarily attached to the bed or frame of a truck or similar self-powered vehicle.

*City* means the City of Kansas City, Missouri.

*Debris* means detritus, dirt, mud, gravel, sand, silt, leaves, organic material, litter, rubble, scrap, loose material.

*Detention basin* means any facility designed for the purpose of temporarily holding water that is then released at a predetermined rate and controls the flow of stormwater downstream.

*Director of finance* means the director of finance or any authorized representative.

*Director of health* means the director of health or any authorized representative.

*Director* means the director of neighborhood services or any authorized representative.

*Director of parks and recreation* means the director of parks and recreation or any authorized representative.

*Director of public works* means the director of public works or any authorized representative.

*Excessive growth of vegetation* means any vegetation that is ten (10) inches or more in height, including, but not limited to, turf grasses or unattended growths of other plants. Excessive growth of vegetation shall not mean plants more than ten (10) inches in height that are part of a managed natural landscape as defined in this chapter.

*Fence* means a structure serving as an enclosure, barrier or boundary, usually made of posts, boards, wires, masonry or rails.

*Garbage* means the animal and vegetable waste resulting from the handling, preparation, cooking, serving and nonconsumption of food.

*Invasive plant* means any plant, excluding trees over three (3) inches in diameter and thirteen (13) feet in height, outside its native range whose presence causes or is likely to cause harm to the economy, human health or the environment, including but not limited to harm to native plant communities. Invasive plants include but are not limited to any plant:

- (1) designated as invasive by the State of Missouri's Department of Conservation or Department of Agriculture;
- (2) designated as invasive by any other authority the State of Missouri's Department of Conservation or Department of Agriculture has referenced or acknowledged as an authority on Missouri invasive plants, such as the Missouri Prairie Foundation's Invasive Plant Council; or
- (3) designated as invasive on a list made publicly available by the director.

*Managed natural landscape* means any part of a premise, lot, tract, or parcel of land that consists of intentionally and continuously maintained vegetation allowed to grow to its natural height and form for the purpose(s) of benefiting the city's natural environment, improving stormwater retention, increasing water quality, reducing greenhouse gas emissions, using fewer potentially harmful or costly inputs, increasing biodiversity, and/or providing habitats for wildlife such as birds, bees, and butterflies. In addition, a managed natural landscape must meet the following requirements:

- (1) No turf grass ten (10) inches or more in height, noxious plants, invasive plants or poisonous plants to the touch, all as defined in this chapter, shall be present;
- (2) The defined landscape area, if it includes any plants that are not trees, must maintain clearly defined boundaries through edging or containment;
- (3) No vegetation in the defined landscape area may encroach onto a neighboring property; and
- (4) At least one unobstructed safety corridor three (3) feet in width and seven and a half (7.5) feet in height must be present to allow emergency medical professionals to enter the property quickly and safely should the need arise. Additionally, no vegetation shall overhang the pedestrian sidewalk, excluding trees that allow a clearance of at least seven and a half (7.5) feet above the pedestrian sidewalk.

*Native* means evolving and naturally occurring in the region without human intervention.

*Noxious plant* means any plant designated as noxious pursuant to 2 CSR 70-45.005, Missouri Code of State Regulations, or by other rule or regulation promulgated by the State of Missouri's Department of Agriculture.

*Occupant* means any person who has a legal or equitable interest in a parcel of real property other than a fee interest, including a life tenant, tenant, lessee, tenant at will, tenant at sufferance or adverse possessor, as well as a person in possession or a person who has charge, care or control of the parcel of real property, as the agent or personal representative of the person holding legal title to a fee interest. Possession, charge, care or control may include living, sleeping, cooking or eating in the parcel of real property.

*Owner* means any person who, alone or jointly or severally with others:

- (1) Shall have legal title to any parcel of real property, building or structure, or part thereof, with or without accompanying actual possession thereof; or
- (2) Shall have charge, care or control of any parcel of real property, building or structure, or part thereof, as agent or personal representative of the person having legal title to the building or structure, or part thereof; or
- (3) Shall have equitable title to real property by inheritance and has not disclaimed the interest in the property; or
- (4) Shall have possession or right to possession under a contract for deed;

*Parking space* means an area on a lot satisfying all of the following requirements:

- (1) The area must be as wide and as long as the vehicle parked thereon, but shall not be less than seven and one-half feet wide and 15 feet in length if an automobile is parked thereon;
- (2) The area must be connected to a public street or alley by a driveway not less than seven and one-half feet wide; and
- (3) The parking space shall be surfaced in accordance with sections 88-420 and 56-112.

A parking space may be provided in the front yard if the parking space is at least 20 feet from the front property line or if it is authorized by a development plan or variance approved in accordance with the zoning ordinance.

*Person* means and includes any individual, or entity or other representative thereof.

*Poisonous plant to the touch* means any plant at any height or state of maturity that is poisonous to the touch, including, but not limited to, poison ivy, poison oak and poison sumac.

*Premises* means any public or private property, vacant or occupied lot, plot, parcel of land, street, sidewalk, alley, boulevard, highway, right-of-way, park, parkway, public square or viaduct, including the structures or buildings thereon.

*Recreational vehicle* means any unit primarily designed as a temporary living quarters for recreation, camping or travel use that either:

- (1) Contains its own motive power, as in the case of but not limited to motor homes, motor coaches, mini-motor homes or recreational vans; or
- (2) Is permanently mounted on a vehicle such as a truck camper or pickup camper.

*Refuse* means unwanted or discarded waste materials in a solid or semisolid state consisting of garbage or rubbish or a combination thereof.

*Rubbish* means solid wastes consisting of combustible and noncombustible waste materials from residential, commercial, industrial and institutional establishments, including yard wastes and items commonly referred to as trash.

*Sewage disposal system* means any arrangement of devices and structures used for receiving, transporting, treating and disposing of sewage, including private and community sewer lines.

*Spillover Light* means light produced by an exterior light on premises that spills over onto another property and exceeds 0.186 foot-candle at the property line of any other property zoned R-10, R-7.5 or R.6.

*Trailer* means but is not limited to any vehicle designed or utilized for the transportation of a boat, automobile, snowmobile, livestock, cargo or similar items, or as temporary living quarters for recreation, camping or travel use as in the case of a travel, tent, camp, pop-up or fifth wheel trailer and the like, which does not have motive power of its own, but is designed to be drawn by another vehicle.

*Turf grass* means any grass commonly used in regularly cut lawns or play areas, such as, but not limited to, bluegrass, fescue, and ryegrass blends, intended to be maintained at a height of no more than ten (10) inches.

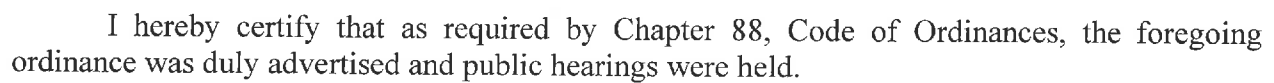
*Vehicle* means any self-propelled device, or portion thereof, not operated exclusively upon tracks, and shall include, without limitation, automobiles, trucks, buses, motor homes, tractors and motorcycles.

**Sec. 48-30. Excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch.**

Excessive growth of vegetation, invasive plants, noxious plants and poisonous plants to the touch, all as defined by this chapter, allowed to stand at any season of the year upon any premise, lot, tract or parcel of land, or unpaved alley, or along any sidewalk, street or paved alley adjacent to such premise, lot, tract or parcel of land, or along any right-of-way area adjoining such premise,



## Country Club Plaza Boundary Map



Approved as to form :

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk  
SEP 11 2025

Date Passed

## COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 250639

Amending Chapter 88, Zoning and Development Code, by repealing Section 88-120-03, "Uses;" Section 88-120-04, "Lot and Building Standards;" and Section 88-810-395, "Country Club Plaza" and enacting in lieu thereof new sections of like number and subject matter to adjust the area included in the area known as the Country Club Plaza.

WHEREAS, the Midtown Plaza Plan recognizes that the Country Club Plaza is a significant community asset and a regional business district that requires careful consideration and after discussions with the Country Club Plaza owner, the Council desires to adjust the area known as the Country Club Plaza to ensure the growth and redevelopment of the area; NOW THEREFORE,

BE IT ORDERED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-120-03, "Uses," and enacting in lieu thereof a new section of like number and title, with said new section to read as follows:

### **88-120-03 USES**

#### **88-120-03-A. USE TABLE**

Uses are allowed in O and B zoning districts in accordance with Table 120-1, below.

#### **88-120-03-B. USE CLASSIFICATION SYSTEM**

For the purpose of this zoning and development code, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in 88-805. The first column of Table 120-1 lists the groups, categories, and types allowed in one or more O or B districts.

#### **88-120-03-C. PERMITTED USES**

Uses identified with a "P" in Table 120-1 are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning and development code.

#### **88-120-03-D. SPECIAL USES**

Uses identified with an "S" in Table 120-1 may be allowed if reviewed and approved in accordance with any special use permit procedures of 88-525. Special uses are subject to compliance with the use standards identified in the final column of the table and all other applicable standards of this zoning and development code.

#### **88-120-03-E. PROHIBITED USES**

Uses not listed in the table and those identified with a "-" are expressly prohibited.

#### **88-120-03-F. USE STANDARDS**

The "use standards" column of Table 120-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is permitted as-of-right or requires special use approval.

#### **88-120-03-G. SPECIAL STANDARDS ADJACENT TO AND WITHIN 150 FEET OF PARKS, BOULEVARDS, AND PARKWAYS**

Additional regulations and restrictions on uses adjacent to parks, boulevards and parkways are imposed in Table 120-1, as follows:

1. Uses identified with a bracketed numeral one "[1]" are prohibited adjacent to and within 150 feet of any park, boulevard, or parkway.
2. Uses identified with a bracketed numeral two "[2]" require special use permit approval if adjacent to and within 150 feet of any park, boulevard, or parkway. (Refer to special use permit procedures in 88-525).
3. Uses identified with a bracketed numeral three "[3]":
  - a. are prohibited adjacent to and within 150 feet of any park or boulevard or within a development node, and
  - b. require special use permit approval if adjacent to and within 150 feet of any parkway.



*Land use restrictions apply to property adjacent to and within 150 feet of parks, boulevards, and parkways. The 150-foot distance is measured from the nearest edge of the right-of-way of the boulevard or parkway or the property boundary of the park to the nearest property line of the lot occupied by, or proposed to be occupied by, the restricted use type. These restrictions apply only to that portion of the adjacent property (parcel or lot) located within 150 feet of the park, boulevard, or parkway.*

Further, all uses or development adjacent to and within 150 feet of any boulevard or parkway (not including a park) and within ¼ mile of a development node shall comply with Boulevard and Parkway Standards per 88-323.





*Boulevard and Parkway Standards (88-323) apply to property adjacent to and within 150 feet of, boulevards and parkways (not parks). The 150-foot distance is measured from the nearest edge of the right-of-way of the boulevard or parkway to the nearest property line of the lot occupied by, or proposed to be occupied by, the regulated land use. The standards apply only to that portion of the adjacent property (parcel or lot) located within 150 feet of the boulevard or parkway.*

**88-120-03-H. SPECIAL STANDARDS FOR PROPERTIES LOCATED WITHIN THE AREA KNOWN AS THE COUNTRY CLUB PLAZA**

Additional restrictions on uses located within the Country Club Plaza are imposed in Table 120-1, as follows:

1. Uses identified with a bracketed numeral four "[4]" are prohibited within the Country Club Plaza.
2. Uses identified with a bracketed numeral five "[5]" require special use permit approval if located within the Country Club Plaza. (Refer to special use permit procedures in 88-525.)
3. Detached houses are prohibited within the Country Club Plaza.

**Table 120-1**  
**Office, Business, and Commercial Districts Use Table**

USE GROUP (refer to <a href="#">88-805</a> Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	

## RESIDENTIAL

### Household Living

» Detached houses	P	P	P	P	P	88-120-03-H.3
» In any other residential building type	-	P	P	P	P	<a href="#">88-323</a>
» In mixed-use building	P	P	P	P	P	
Group Living	P	P	P	P	P[5]	

## PUBLIC/CIVIC

Bicycle Sharing Facilities	P	P	P	P	P	<a href="#">88-322</a>
Club, Lodge, or Fraternal Organization	P	P	P	P	P[5 for Ground Floor Uses]	
College/University	P	P	P	P	P[5 for Ground Floor Uses]	
Day Care						
» Home-based (1—5)	P	P	P	P	P[5 for Ground	

**Table 120-1**  
**Office, Business, and Commercial Districts Use Table**

USE GROUP (refer to <a href="#">88-805</a> Use Groups and Categories)	ZONING DISTRICT					Use Standards
	O	B1	B2	B3	B4	
Use Category » specific use type					Floor Uses]	
» Family (up to 10)	P	P	P	P	P[5 for Ground Floor Uses]	
» Group (up to 20)	P	P	P	P	P[5 for Ground Floor Uses]	
» Center (21+)	P	P	P	P	P[5 for Ground Floor Uses]	
Hospital	S	P	P	P	P[5 for Ground Floor Uses]	
Library/Museum/Cultural Exhibit	P	P	P	P	P	
Park/Recreation	P	P	P	P	P	
Religious Assembly	P	P	P	P	P	
Safety Service						
» Fire station	P	P	P	P	P[4]	

**Table 120-1**  
**Office, Business, and Commercial Districts Use Table**

USE GROUP (refer to <a href="#">88-805</a> Use Groups and Categories)	ZONING DISTRICT					Use Standards
	O	B1	B2	B3	B4	
» Police station	P	P	P	P	P	
» Ambulance service	S	S	S	P	P[4]	
School	P	P	P	P	P[5 for Ground Floor Uses]	
Utilities and Services (except as noted below)	S[1]	S[1]	S[1]	S[1]	S[1][5]	
» Basic, minor	P	P	P	P	P	88-425-08-B
<b>COMMERCIAL</b>						
<b>Adult Business</b>						
» Adult media store	-	-	P[1]	P[1]	P[1][4]	<a href="#">88-310-03</a>
» Adult motion picture theater	-	-	-	P[1]	P[1][4]	<a href="#">88-310-02</a>
» Sex shop	-	-	-	P[1]	P[1][4]	<a href="#">88-310-02</a>
<b>Animal Service</b>						
» Sales and grooming	-	P	P	P	P	<a href="#">88-315</a>
» Shelter or boarding	-	-	P	P	P[4]	<a href="#">88-315</a>
» Stable	-	-	-	-	S[4]	<a href="#">88-315</a>

**Table 120-1**  
**Office, Business, and Commercial Districts Use Table**

USE GROUP (refer to <a href="#">88-805</a> Use Groups and Categories)	ZONING DISTRICT					Use Standards
	O	B1	B2	B3	B4	
» Veterinary	-	-	P	P	P[5 for Ground Floor Uses]	<a href="#">88-315</a>
Artist Work or Sales Space	-	P	P	P	P	
Building Maintenance Service	-	-	-	P	P[5]	
Business Equipment Sales and Service	-	-	P	P	P	
Business Support Service (except as noted below)	-	-	P	P	P[5]	
» Day labor employment agency	-	-	-	-	S[1][4]	<a href="#">88-331</a>
Communications Service Establishments	P/S	P/S	P/S	P/S	P/S[5]	<a href="#">88-327</a>
Drive-Through Facility	-	-	P[2]	P[2]	P[2]	<a href="#">88-338</a> and <a href="#">88-340</a>
Eating and Drinking Establishments (except as noted below)	P	P	P	P	P	
» Tavern or nightclub	-	-	P	P	P	
Entertainment Venues and Spectator Sports						



**Table 120-1**  
**Office, Business, and Commercial Districts Use Table**

USE GROUP refer to <a href="#">88-805</a> Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
» Indoor small venue (1—149 capacity)	-	-	P	P	P[5 for Ground Floor Uses]	
» Indoor medium venue (150— 99 capacity)	-	-	S	P	P[5 for Ground Floor Uses]	
» Indoor large venue (500+ capacity)	-	-	-	S	P[5 for Ground Floor Uses]	
» Outdoor (all sizes)	-	-	-	S	P[5]	
Financial Services (except as noted below)	S	P	P	P	P	
» Pawn shop	-	P	P	P	P	
» Short-term loan establishment	-	-	P[1]	P[1]	P[1][4]	<a href="#">88-325</a>
Food and Beverage Retail Sales	-	P	P	P	P	
Funeral and Interment Service						
» Cemetery/columbarium/mausoleum	S	S	S	S	S	<a href="#">88-345</a>
» Cremating	-	S	S	S	S	<a href="#">88-345-02</a>

**Table 120-1**  
**Office, Business, and Commercial Districts Use Table**

USE GROUP refer to <a href="#">88-805</a> Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
» Undertaking	-	S	P	P	P[5]	<a href="#">88-345</a>
Gasoline and Fuel Sales	-	S[3]	S[3]	S[3]	S[3][5]	<a href="#">88-323</a> <a href="#">88-347</a>
<b>Lodging</b>						
» Bed and Breakfast	-	P	P	P	P[5 for Ground Floor Uses]	<a href="#">88-320</a>
» Hotel/motel	-	-	-	P[2]	P[2]	<a href="#">88-323</a>
» Recreational vehicle park	-	-	-	S[1]	S[1][4]	
» Short term rental, non resident	-	P	P	P	P	Chapter 56
» Short term rental, resident	-	P	P	P	P	Chapter 56
Mobile Vendor Park	-	-	-	P	P	<a href="#">88-358</a>
Office, Administrative, Professional or General	P	P	P	P	P	
Office, Medical	P	P	P	P	P	
» Blood/plasma center	-	-	-	S	S	
Parking, Accessory	P	P	P	P	P	<a href="#">88-323</a>
Parking, Non-accessory	-	-	S[1]	P[1]	P[1]	

**Table 120-1**  
**Office, Business, and Commercial Districts Use Table**

USE GROUP (refer to <a href="#">88-805</a> Use Groups and Categories)	ZONING DISTRICT					Use Standards
	O	B1	B2	B3	B4	
Personal Improvement Service	P	P	P	P	P	
Repair or Laundry Service, Consumer	-	P	P	P	P	
Research Service	P	P	P	P	P[5 for Ground Floor Uses]	
Retail Sales	-	P	P	P	P	
» Outdoor Retail Sales - Class A	-	P	P	P	P	<a href="#">88-366-01</a>
» Outdoor Retail Sales - Class B	-	-	-	P	P[4]	<a href="#">88-366-02</a>
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted	S	S	S	S	S	
Sports and Recreation, Participant						
» Indoor	-	P	P	P	P[5 for Ground Floor Uses]	
» Outdoor	-	-	-	P	P[5 for Ground Floor Uses]	

**Table 120-1**  
**Office, Business, and Commercial Districts Use Table**

USE GROUP (refer to <a href="#">88-805</a> Use Groups and Categories)	ZONING DISTRICT					Use Standards
	O	B1	B2	B3	B4	
<b>Vehicle Sales and Service</b>						
» Car wash/cleaning service	-	-	S[1]	P[1]	P[1][5, if not within a parking structure]	
» Heavy equipment sales/rental	-	-	-	S[1]	P[1][4]	
» Light equipment sales/rental (indoor)	-	-	P[2]	P[2]	P[2]	<a href="#">88-323</a>
» Light equipment sales/rental (outdoor)	-	-	S[1]	S[1]	P[1][5, if not within a parking structure]	
» Motor vehicle repair, limited	-	-	S[2]	P[2]	P[2][5]	<a href="#">88-323</a>
» Motor vehicle repair, general	-	-	-	S[2]	P[2][5]	<a href="#">88-323</a>
» Vehicle storage/towing	-	-	-	-	P[1][4]	<a href="#">88-375</a>
<b>INDUSTRIAL</b>						
<b>Manufacturing, Production and Industrial Service</b>						
» Artisan	-	P/S	P	P	P	<a href="#">88-318</a>
» Limited	-	-	-	-	S[4]	
» General	-	-	-	-	S[2][4]	<a href="#">88-323</a>

**Table 120-1**  
**Office, Business, and Commercial Districts Use Table**

USE GROUP (refer to <a href="#">88-805</a> Use Groups and Categories)	ZONING DISTRICT					Use Standards
	O	B1	B2	B3	B4	
» Intensive	-	-	-	-		
Recycling Service						
» Limited	-	-	-	-	S[1][4]	
Self-Storage Warehouse	-	-	-	-	P[2][4]	<a href="#">88-323</a> , <a href="#">88-369</a>
<b>Warehousing, Wholesaling, Storage, Freight Movement</b>						
» Indoor	-	-	-	-	P[2][4]	<a href="#">88-323</a> , <a href="#">88-378</a>
» Outdoor	-	-	-	-	-	<a href="#">88-378</a>
<b>AGRICULTURAL</b>						
Agriculture, Animal	P/*	P/*	P/*	P/*	P/*[4]	*Chapter 14
Agriculture, Crop	P	P	P	P	P[4]	<a href="#">88-312-01</a>
Agriculture, Urban						
» Home Garden	P	P	P	P	P	88-312-02-A
» Community Garden	P	P	P	P	P[4]	88-312-02-B
» Community Supported Agriculture (CSA)	P	P	P	P	P[4]	88-312-02-C



**Table 120-1**  
**Office, Business, and Commercial Districts Use Table**

USE GROUP (refer to <a href="#">88-805</a> Use Groups and Categories)	ZONING DISTRICT					Use Standards
	O	B1	B2	B3	B4	
Use Category » specific use type						

**ACCESSORY SERVICES**

**Wireless Communication Facility**

» Freestanding	-	-	P[1]	P[1]	P[1][4]	<a href="#">88-385</a>
» Co-located antenna	P	P	P	P	P[5]	<a href="#">88-385</a>

Section 2. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-120-04, "Lot and Building Standards," and enacting in lieu thereof a new section of like number and title, with said new section to read as follows:

**88-120-04 LOT AND BUILDING STANDARDS**

**88-120-04-A. GENERAL**

This section establishes basic lot and building standards for all development in O and B districts. The standards that apply vary according to the intensity designator that is attached to the zoning district symbol. These intensity designators are identified by the numeral following the dash (-) in the district name, as in "B1-2" (B1 dash 2).

**88-120-04-B. BASIC STANDARDS**

All residential and nonresidential development in O and B districts must comply with the lot and building standards of Table 120-2, except as otherwise expressly provided. General exceptions to lot and building standards and rules for measuring compliance can be found in 88-820.

<b>Table 120-2</b> <b>Lot and Building Standards (O and B Districts)</b>					
	-1	-2	-3	-4	-5
<b>Lot Size</b>					
» Min. lot area (square feet)	None	None	None	None	None
» Min. lot area per unit (sq. ft.)					
» in single purpose residential building	1,250	750	400	300	200
» mixed-use building <sup>3</sup>	None	None	None	None	None
» Min. lot width (feet)	None	None	None	None	None

<b>Floor area ratio</b>					
» Maximum	1.4	2.2	3.0	4.0	6.0
<b>Min. Front Setback<sup>1,4</sup></b>					
» Abutting residential district	1	1	1	1	1
» Not abutting R district	None	None	None	None	None
<b>Min. Rear Setback<sup>4</sup></b>					
» Abutting residential district					
» % of lot depth	25	25	25	25	25
» Maximum required (feet)	30	30	30	30	30
» Not abutting R district	None	None	None	None	None
<b>Side Setback</b>					
» Abutting residential district	2	2	2	2	2
» Not abutting R district	None	None	None	None	None
<b>Maximum Height<sup>5</sup></b>					
» Mixed-use buildings <sup>3</sup>	40	50	60	70	None
» All other buildings	35	45	55	65	None

**Notes to Table 120-2**

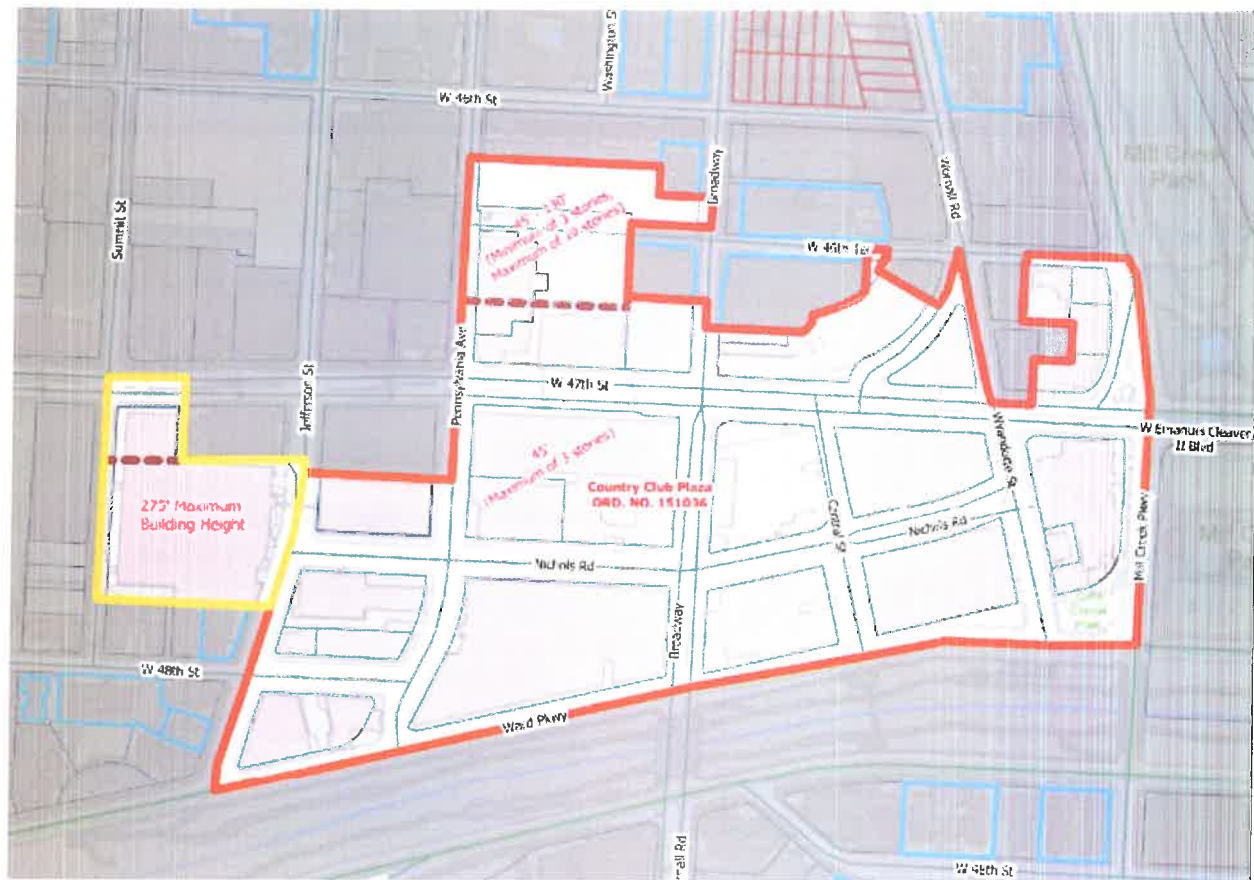
<sup>1</sup> Front setback required only when O- or B-zoned lot abuts R-zoned lot with frontage on the same street. In such cases, the O- or B-zoned lot must match the platted front setback of the abutting R-zoned lot. If there is no platted setback, the O- or B-zoned lot must provide at least 50% of the front setback that applies to the abutting R-zoned lot.

<sup>2</sup> Side setback required only when the side yard of an O- or B-zoned lot abuts R-zoned lots. In such cases, the O- or B-zoned lot must provide the same side setback as required for the abutting R-zoned lot.

<sup>3</sup> Only mixed-use buildings that comply with the ground-floor commercial space requirements of 88-120-07 are eligible to use the mixed-use building density and height provisions of Table 120-2.

<sup>4</sup> Buffer and setback regulations of 88-425 apply.

<sup>5</sup> For buildings located within the Country Club Plaza, building heights shall be limited or allowed to the heights and stories as shown on the Country Club Plaza Height and Use Boundary Map set forth below in Table 120-2.



**88-120-04-C.** A lot shall be occupied by only one principal building and any customarily accessory uses, unless otherwise approved.

Section 3. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-810-395, "Country Club Plaza," and enacting in lieu thereof a new section of like number and title, with said new section to read as follows

**88-810-395 - COUNTRY CLUB PLAZA**

The area of the city included within the following general boundaries: Summit Street, Jefferson Street and Pennsylvania Avenue on the west; W. 47th Street, W. 46th Street, and W. 46th Terrace on the north; Broadway, Wyandotte Street, and Mill Creek Parkway on the east; and Ward Parkway on the south and more specifically portrayed by the Country Club Plaza Boundary Map set forth below.

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lot, tract or parcel of land are hereby declared to constitute a nuisance. This section shall not apply to either:

- (1) land zoned or used for agricultural use which is more than 150 feet distant from any occupied residential subdivision, lot, tract or parcel of land; or
- (2) any vegetation that falls within any portion of land that meets the definition of a managed natural landscape as defined by this chapter.

Section 2. That Chapter 56, Code of Ordinances, is hereby amended by enacting a new Section 56-116, Excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch, to read as follows:

**Sec. 56-116. Excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch.**

All exterior property areas shall be subject to the requirements of section 48-30, excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch.

Section 3. That Chapter 56, Code of Ordinances, is hereby amended by repealing Section 56-433, Noxious weeds, and enacting a new section of like number and subject matter to read as follows:

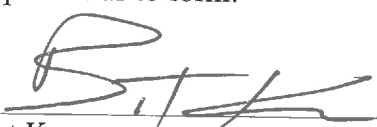
**Sec. 56-433. Excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch.**

All exterior property areas shall be subject to the requirements of section 48-30, excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch.

Section 4. That Chapter 34, Code of Ordinances, Article VII, "Weeds and noxious plants," is hereby amended by repealing all sections therein.

Section 5. That Chapter 62, Code of Ordinances, Article VIII, "Nuisances," is hereby amended by repealing all sections therein.

Approved as to form:

  
Bret Kassen  
Associate City Attorney



Authenticated as Passed

  
Quinton Lucas, Mayor

  
Marilyn Sanders, City Clerk  
SEP 11 2025

Date Passed