

COMPARED VERSION
COMMITTEE SUBSTITUTE TO ORIGINAL ORDINANCE

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 251031

Amending Chapter 88, the Zoning and Development Code, by amending the use tables in Sections 88-120, 88-130, and 88-140; creating a new Section 88-353, “Large Format Uses,” to establish use standards for Large Format uses; creating a new section 88-339, “Data Centers,” to establish use standards for Data Centers; ~~—~~amending Section 88-805-05, “Industrial Use Group,” to add definitions for Large Format Uses and Data Centers and amending definition of Communications Service Establishments; and amending Section 88-810, “Definitions,” to add a definition for Green Roofs. (CD-CPC-2025-00078)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Table 120-1, “Office, Business, and Commercial Districts Use Table,” and enacting in lieu thereof a new table of like number and subject matter, said table to read as follows:

Table 120-1 Office, Business, and Commercial Districts Use Table						
USE GROUP (refer to 88-805 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	88-323

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

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
» 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	88-322
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 Floor Uses]	

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

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
» 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	

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

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
Safety Service						
» Fire station	P	P	P	P	P[4]	
» 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
COMMERCIAL						
Adult Business						
» Adult media store	-	-	P[1]	P[1]	P[1][4]	88-310-03

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

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
» Adult motion picture theater	-	-	-	P[1]	P[1][4]	88-310-02
» Sex shop	-	-	-	P[1]	P[1][4]	88-310-02
Animal Service						
» Sales and grooming	-	P	P	P	P	88-315
» Shelter or boarding	-	-	P	P	P[4]	88-315
» Stable	-	-	-	-	S[4]	88-315
» Veterinary	-	-	P	P	P[5 for Ground Floor Uses]	88-315
Artist Work or Sales Space	-	P	P	P	P	
Building Maintenance Service	-	-	-	P	P[5]	

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

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
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]	88-331
Communications Service Establishments	P/S	P/S	P/S	P/S	P/S[5]	88-327
Drive-Through Facility	-	-	P[2]	P[2]	P[2]	88- 338 and 88- 340
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 88-805 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—499 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]	88-325

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

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
Food and Beverage Retail Sales	-	P	P	P	P	
Funeral and Interment Service						
» Cemetery/columbarium/mausoleum	S	S	S	S	S	88-345
» Cremating	-	S	S	S	S	88-345-02
» Undertaking	-	S	P	P	P[5]	88-345
Gasoline and Fuel Sales	-	S[3]	S[3]	S[3]	S[3][5]	88-323 88-347
Lodging						
» Bed and Breakfast	-	P	P	P	P[5 for Ground Floor Uses]	88-320
» Hotel/motel	-	-	-	P[2]	P[2]	88-323

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

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
» 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	88-358
Office, Administrative, Professional or General	P	P	P	P	P[5 for Ground Floor Uses]	
Office, Medical	P	P	P	P	P[5 for Ground Floor Uses]	
» Blood/plasma center	-	-	-	S	S	
Parking, Accessory	P	P	P	P	P	88-323

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

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
Parking, Non-accessory	-	-	S[1]	P[1]	P[1]	
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	88-366-01
» Outdoor Retail Sales - Class B	-	-	-	P	P[4]	88-366-02
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted	S	S	S	S	S	

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

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
Sports and Recreation, Participant						
» Indoor	-	P	P	P	P[5 for Ground Floor Uses]	
» Outdoor	-	-	-	P	P[5 for Ground Floor Uses]	
Vehicle Sales and Service						
» 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]	88-323

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

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
» Light equipment sales/rental (outdoor)	-	-	S[1]	S[1]	P[1][5, if not within a parking structur e]	
» Motor vehicle repair, limited	-	-	S[2]	P[2]	P[2][5]	88-323
» Motor vehicle repair, general	-	-	-	S[2]	P[2][5]	88-323
» Vehicle storage/towing	-	-	-	-	P[1][4]	88-375
INDUSTRIAL						
Data Center	-	-	-	-	S	88-339, 88-353
Manufacturing, Production and Industrial Service						
» Artisan	-	P/S	P	P	P	88-318

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

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
» Limited	-	-	-	-	S[4]	88-353
» General	-	-	-	-	S[2][4]	88-323 , 88-353
» Intensive	-	-	-	-		88-353
Recycling Service						
» Limited	-	-	-	-	S[1][4]	88-353
Self-Storage Warehouse	-	-	-	-	P[2][4]	88-323 , 88-353, 88-369
Warehousing, Wholesaling, Storage, Freight Movement						
» Indoor	-	-	-	-	P[2][4]	88-323 , 88-353, 88-378
» Outdoor	-	-	-	-	-	88-378
AGRICULTURAL						
Agriculture, Animal	P/*	P/*	P/*	P/*	P/*[4]	*Chapter 14

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

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
Agriculture, Crop	P	P	P	P	P[4]	88-312-01
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
ACCESSORY SERVICES						
Wireless Communication Facility						
» Freestanding	-	-	P[1]	P[1]	P[1][4]	88-385
» Co-located antenna	P	P	P	P	P[5]	88-385

Section 2. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Table 130-1, “Downtown Districts Use Table,” and enacting in lieu thereof a new table of like number and subject matter, said table to read as follows:

Table 130-1
Downtown Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District			Use Standards
Use Category » specific use type	DC	DX	DR	
RESIDENTIAL				
Household Living				
» Single-family home	P	P	P	
» In single-purpose residential building	P	P	P	88-323
» In mixed-use building	P	P	P	
Group Living	S	S	S	
PUBLIC/CIVIC				
Bicycle Sharing Facilities	P	P	P	88-322
Club, Lodge, or Fraternal Organization	P	P	P	
College/University	P	P	P	
Day Care				
» Home-based (1—5)	P	P	P	
» Family (up to 10)	P	P	P	

Table 130-1
Downtown Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District			Use Standards
	DC	DX	DR	
Use Category » specific use type				
» Group (up to 20)	P	P	S	
» Center (21+)	P	P	S	
Hospital	S	S	S	
Library/Museum/Cultural Exhibit	P	P	P	
Park/Recreation (except as noted below)	P	P	P	
» Community center	P	P	P/S	88-365
Religious Assembly	P	P	P	
Safety Service				
» Fire Station	P	P	P	88-365
» Police Station	P	P	P	88-365
» Ambulance service	P	P	P	88-365
School	P	P	P/S	88-365
Utilities and Services (except as noted below)	S[1]	S[1]	S[1]	

Table 130-1
Downtown Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District			Use Standards
	DC	DX	DR	
Use Category » specific use type				
» Basic, minor	P	P	P	88-425-08-B
COMMERCIAL				
Adult Business				
» Adult media store	P[1]	P[1]	-	88-310-03
» Adult motion picture theater	P[1]	P[1]	-	88-310-02
» Sex shop	P[1]	P[1]	-	88-310-02
Animal Service				
» Sales and grooming	P	P	S	88-315
» Shelter or boarding	P	P	-	88-315
» Stable	-	S	-	88-315
» Veterinary	P	P	S	88-315
Artist Work or Sales Space				
Building Maintenance Service				

Table 130-1
Downtown Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District			Use Standards
Use Category » specific use type	DC	DX	DR	
Business Equipment Sales and Service	P	P	-	
Business Support Service (except as noted below)	P	P	-	
» Day labor employment agency	-	S[1]	-	
Communications Service Establishments	P/S	P/S	P/S	88-327
Drive-Through Facility	S[2]	S[2]	-	88-338 & 88-340
Eating and Drinking Establishments (except as noted below)	P	P	P	
» Tavern or nightclub	P	P	S	
Entertainment Venues and Spectator Sports				
» Indoor small venue (1—149 capacity)	P	P	S	
» Indoor medium venue (150—499 capacity)	P	P	S	
» Indoor large venue (500+ capacity)	S	S	S	
» Outdoor (all sizes)	S	S	S	

Table 130-1
Downtown Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District			Use Standards
	DC	DX	DR	
Use Category » specific use type				
Financial Services (except as noted below)	P	P	P	
» Pawn shop	-	S[1]	-	
» Short-term loan establishment	-	P[1]	-	88-325
Food and Beverage Retail Sales	P	P	P	
Funeral and Interment Service				
» Cemetery/columbarium/mausoleum	-	-	-	
» Cremating	-	-	-	
» Undertaking	P[2]	P[2]	-	88-345
Gasoline and Fuel Sales	S[3]	S[3]	-	88-323
Lodging				
» Bed and Breakfast	P	P	P	
» Hotel/motel	P[2]	P[2]	S[2]	88-323
» Short term rental, non-resident	P	P	P	Chapter 56

Table 130-1
Downtown Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District			Use Standards
Use Category » specific use type	DC	DX	DR	
» Short term rental, resident	P	P	P	Chapter 56
Mobile Vendor Park	P	P	-	88-358
Office, Administrative, Professional or General	P	P	P	
Office, Medical	P	P	P	
» Blood/plasma center	S	S	-	
Parking, Accessory	P	P	P	88-323
Parking, Non-accessory	S[1]	S[1]	S[1]	
Personal Improvement Service	P	P	P	
Repair or Laundry Service, Consumer	P	P	S	
Research Service	P	P	S	
Retail Sales	P	P	P	
» Outdoor Retail Sales - Class A	P	P	P	88-366-01

Table 130-1
Downtown Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District			Use Standards
	DC	DX	DR	
Use Category » specific use type				
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted	S	S	S	
Sports and Recreation, Participant				
» Indoor	P	P	S	
» Outdoor	S	S	S	
Vehicle Sales and Service				
» Car wash/cleaning service	S[1]	S[1]	-	
» Heavy equipment sales/rental	-	S[1]	-	
» Light equipment sales/rental (indoor)	S[2]	S[2]	-	88-323
» Light equipment sales/rental (outdoor)	S[1]	S[1]	-	
» Motor vehicle repair, limited	S[2]	S[2]	-	88-323
» Motor vehicle repair, general	-	S[2]	-	88-323
» Vehicle storage/towing	-	S[1]	-	88-375

Table 130-1
Downtown Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District			Use Standards
	DC	DX	DR	
Use Category » specific use type				
INDUSTRIAL				
Data Center	S	S	-	88-339, 88-353
Manufacturing, Production and Industrial Service				
» Artisan	P	P	P/S	88-318
» Limited	S	S	S	88-353
» General	S	S[2]	-	88-323, 88-353
Recycling Service				
» Limited	-	S[1]	-	88-353
Self-Storage Warehouse	-	S[2]	-	88-323, 88-353, 88-369
Warehousing, Wholesaling, Storage, and Freight Movement				
» Indoor	S[2]	S[2]	—	88-323, 88-353, 88-378
» Outdoor		S[2]	-	88-323, 88-378

Table 130-1
Downtown Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District			Use Standards
Use Category » specific use type	DC	DX	DR	
AGRICULTURAL				
Agriculture, Animal	-	P/*	-	Chapter 14
Agriculture, Crop	P	P	P	88-312-01
Agriculture, Urban				
» Home Garden	P	P	P	88-312-02-A
» Community Garden	P	P	P	88-312-02-B
» Community Supported Agriculture (CSA)	P	P	P	88-312-02-C
ACCESSORY				
Wireless Communication Facility				
» Freestanding	-	-	-	
» Co-located antenna	P	P	P	88-385

Section 3. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Table 140-1, “Manufacturing Districts Use Table,” and enacting in lieu thereof a new table of like number and subject matter, said table to read as follows:

Table 140-1
Manufacturing Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
	M1	M2	M3	M4	
Use Category » specific use type					
RESIDENTIAL					
Household Living					
» Single-family home	S	-	-	-	
» In single-purpose residential building	P	S	-	-	
» In mixed-use building	P	S	-	-	
Group living	S	-	-	-	
PUBLIC/CIVIC					
Bicycle Sharing Facility	P	P	P	P	88-322
Club, Lodge, or Fraternal Organization	P	P	-	-	
College/University	P	P	-	-	
Day Care	P	P	S	S	
Detention and Correctional Facilities	S[1]	S[1]	S[1]	S[1]	88-335

Table 140-1
Manufacturing Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
Use Category » specific use type	M1	M2	M3	M4	
Halfway House	S	S	S	S	88-352
Hospital	P	-	-	-	
Park/Recreation	P	P	P	P	
Religious Assembly	P	P	P	P	
Safety Service	P	P	P	P	
Schools	P	P	P	P	
Utilities and Services (except as noted below)	S[1]	S[1]	S[1]	S[1]	
» Basic, minor	P	P	P	P	88-425-08-B
COMMERCIAL					
Adult Business					
» Adult media store	P[1]	P[1]	P[1]	P[1]	88-310
» Adult motion picture theater	P[1]	P[1]	P[1]	P[1]	88-310

Table 140-1
Manufacturing Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
Use Category » specific use type	M1	M2	M3	M4	
» Sex shop	P[1]	P[1]	P[1]	P[1]	88-310
Animal Service	P	P	P	P	88-315
Artist Work or Sales Space	P	P	P	P	
Building Maintenance Service	P	P	P	P	
Business Equipment Sales and Service	P	P	P	P	
Business Support Service (except as noted below)	P	P	P	P	
» Day labor employment agency	S[1]	S[1]	P[1]	P[1]	
Communications Service Establishments	P	P	P	P	
Drive-through Facility	P[2]	P[2]	-	-	88-340
Eating and Drinking Establishments	P	P	P	P	
Entertainment Venues and Spectator Sports	P	S	S	-	

Table 140-1
Manufacturing Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
	M1	M2	M3	M4	
Use Category » specific use type					
Financial Services (except as noted below)	P	P	P	P	
» Pawn shop	P[1]	S[1]	S[1]	S[1]	
» Short-term loan establishment	P[1]	P[1]	P[1]	P[1]	88-325
Food and Beverage Retail Sales	P	P	P	P	
Funeral and Interment Service					
» Cemetery/columbarium/mausoleum	-	-	-	-	
» Cremating	P	P	P	P	
» Undertaking	P	P	P	P	
Gasoline and Fuel Sales	S[3]	S[3]	S[3]	S[3]	88-323 88-347
Lodging (except as noted below)	-	-	-	-	
» Hotel/motel	S[1]	-	-	-	

Table 140-1
Manufacturing Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
	M1	M2	M3	M4	
Use Category » specific use type					
» Short term rental, non-resident	P	-	-	-	Chapter 56
» Short term rental, resident	P	-	-	-	Chapter 56
Mobile Vendor Park	P	P	P	-	88-358
Office, Administrative, Professional or General	P	P	P	P	
Office, Medical	P	P	-	-	
Parking, Accessory	P	P	P	P	
Parking, Non-accessory	P[1]	P[1]	P[1]	P[1]	
Personal Improvement Service	P	P	P	P	
Repair or Laundry Service, Consumer	P	P	P	-	
Research Service	P	P	P	P	
Retail Sales	P	P	P	P	
» Outdoor Retail Sales - Class A	P	P	P	P	88-366-01

Table 140-1
Manufacturing Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
Use Category » specific use type	M1	M2	M3	M4	
» Outdoor Retail Sales - Class B	P	P	P	P	88-366-02
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted	S	S	S	S	
Sports and Recreation, Participant	P	S	S	-	
Vehicle Sales and Service					
» Car wash/cleaning service	P[1]	P[1]	P[1]	P[1]	
» Heavy equipment sales/rental	P[1]	P[1]	P[1]	P[1]	
» Light equipment sales/rental (indoor)	P[2]	P[2]	-	-	88-323
» Light equipment sales/rental (outdoor)	P[1]	P[1]	-	-	
» Motor vehicle repair, limited	P[2]	P[2]	P[2]	P[2]	88-323
» Motor vehicle repair, general	P[2]	P[2]	P[2]	P[2]	88-323
» Vehicle storage/towing	P[1]	P[1]	P[1]	P[1]	88-375

Table 140-1
Manufacturing Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
	M1	M2	M3	M4	
Use Category » specific use type					
INDUSTRIAL					
Data Center	P	P	P	P	88-339, 88-353
Junk/Salvage Yard	-	-	S[1]	P[1]	88-425-09
Manufacturing, Production and Industrial Service					
» Artisan	P	P	P	P	88-318
» Limited	P	P	P	P	88-353
» General	S[2]	P[2]	P[2]	P[2]	88-323, 88-353
» Intensive	-	-	P[1]	P[1]	88-353
Mining/Quarrying	S	S	S	S	88-355
Recycling Service					
» Limited	P[1]	P[1]	P[1]	P[1]	88-353
» General	S	S	S	P	88-353

Table 140-1
Manufacturing Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
	M1	M2	M3	M4	
Use Category » specific use type					
Self-Storage Warehouse	P[2]	P[2]	P[2]	-	88-323, 88-353, 88-369
Warehousing, Wholesaling, Storage, and Freight Movement					
» Indoor	P[2]	P[2]	P[2]	P[2]	88-378, 88-353
» Outdoor	S[1]	P[1]	P[2]	P[2]	88-378
Waste-Related Use					
» Composting facility	S[1]	S[1]	S[1]	S[1]	88-328
» Demolition debris landfill	S[1]	S[1]	S[1]	S[1]	88-380
» Solid waste separation facility	-	-	S[1]	S[1]	88-380
» Transfer station	-	-	S[1]	S[1]	88-380
AGRICULTURAL					
Agriculture, Animal	P/*	P/*	P/*	P/*	Chapter 14
Agriculture, Crop	P	P	P	P	88-312-01

Table 140-1
Manufacturing Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
Use Category » specific use type	M1	M2	M3	M4	
Agriculture, Urban					
» Home garden	P	P	P	P	88-312-02-A
» Community garden	P	P	P	P	88-312-02-B
» Community supported agriculture (CSA)	P	P	P	P	88-312-02-C
ACCESSORY SERVICES					
Wireless Communication Facility					
» Freestanding	P[1]	P[1]	P[1]	P[1]	88-385
» Co-located antenna	P	P	P	P	88-385

Section 4. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-805-04-G, "Communications Service Establishments," and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-805-04-G. COMMUNICATIONS SERVICE ESTABLISHMENTS

Broadcasting and other information relay services accomplished through use of electronic and telephonic mechanisms. Excludes services classified as "major utilities and services" and "minor utilities." Typical uses include recording studios, television and radio studios, telecommunication service centers, and telegraph service offices.

Section 5. That Chapter 88, the Zoning and Development Code, is hereby amended by adopting a new Section 88-353, "Large Format Uses," said section to read as follows:

88-353 LARGE FORMAT USES

88-353-01 – PURPOSE; APPLICABILITY

88-353-01-A. PURPOSE

These regulations support the economic viability of large format uses; promote employment growth; prevent encroachment into planned or existing residential neighborhoods; minimize the impacts of construction vehicles and heavy truck traffic on the transportation network; and consider adequate infrastructure capacity, including electricity, water, and other essential utilities.

88-353-01-B. APPLICABILITY

Unless expressly stated otherwise, large format uses shall demonstrate compliance with these standards at such time that modifications to the property or building are made as set forth below.

1. New Development. Full compliance is required for all new structures.
2. Enlargements and Expansions. Full compliance is required for any improvements or modifications that constitute a major amendment pursuant to Section 88-516-06. Full compliance with this section is required only for the enlargement or expansion area.
3. Previously Approved Preliminary Plans and Development Plans. Permits may be issued for previously approved site-specific preliminary plans and development plans, including UR and MPD plans that were approved prior to the effective date of this section in accordance with the previously approved plan pursuant to Section 88-516-07.

88-353-02 – STANDARDS

88-353-02-A. IN ALL PERMITTED DISTRICTS

1. Large format uses shall require review and approval of a traffic impact study.
2. Large format uses shall not produce odors, dust, vibration, noise, spillover light, or other external impacts that are detectable beyond the property lines of the subject property.
- 2.3. All large format uses are required to submit a Service Availability (Will Serve) Letter from local utility providers that confirms the capacity and commitment to serve the utility demand for the proposed large format use. The letter shall be submitted at the time of the filing of application for development plan.
- 3.4. Large format uses shall be subject to any adopted zoning overlay or special character area design guidelines.
- 4.5. Any fence in the front or street-side yard shall be wrought iron or other similar transparent decorative metal fencing and may exceed the height limitations in

Section 88-425. Chain-link fencing is not permitted on front or street-side frontages. Fences directly abutting an R or DR district shall be, masonry, wrought iron or other similar decorative metal fencing. Required landscape buffers shall be on the exterior of the fence. The fence may run between buildings to reduce the amount of fencing required. Fencing shall not include any barbed wire or razor wire.

88-353-02-B. WITHIN 100 FEET OF R OR D DISTRICTS OR RESIDENTIAL USES

In addition to 88-353-02-A, the following facade, articulation, and composition requirements shall apply to any building facade located within 100 feet of an R or D district or within 100 feet of a residential building zoned UR or MPD. In the case of a residential building zoned UR or MPD, the distance shall be measured from the external wall of the large format use closest in proximity to the residential building to the closest point of the property line of the property containing the residential building.

1. **Architectural Materials.** A minimum of 40% of front and street-side facades and a minimum of 20% of side and rear facades shall be comprised of at least two of the following elements. Percentages are calculated as the total building façade area and can be comprised of any combination of the following architectural materials.

- a. Exterior colors, finishes and materials other than the primary color or smooth cast-concrete. Acceptable materials may include metal composite panels, stone, wood, brick, glass block, tile, cast metal, cast, split-face CMU, cultured stone, textured or patterned concrete panels, other forms of masonry panels, or similar as determined by the city planning and development director. Concrete block, cinderblock, corrugated metal, and similar materials are permitted building materials, but do not count towards the Architectural Materials requirement.
- b. Windows or glazing (windows may be transparent, opaque, mirrored or spandrel glass)
- c. Architectural grilles and/or decorative screens

2. **Building Design Elements.** Front and street-side facades shall include at least four of the following elements for every 500 linear feet of building facade. Side and rear facades shall include at least two of the following elements for every 500 linear feet of building facade.

- a. Louvered or vertical sunshades
- b. Awnings or canopies
- c. Pilasters or columns distributed evenly across the facade
- d. Water table consisting of masonry that extends at least 3 feet above the ground

- e. Articulated columns
- f. Embedded linear glow or accent lighting
- g. Building projections of greater than 5 feet in depth, evenly distributed across the facade
- h. Change in roofline height or angle such as a butterfly roof, curved roofline, parapet, or shed roof
- i. Modulated building heights 5 feet or greater
- j. Accentuated building entrance including multistory windows, and entrance canopies or trellises, and clerestory windows
- k. Horizontal roofline banding

3. **Site Design Elements.** The required Architectural Materials or Building Design Elements may be satisfied through the provision of Site Design Elements, as specified in Table 353-1. Each Site Design Element reduction shall be applied to both the Architectural Materials requirement and the Building Design Elements requirement.

- a. Applicants shall identify the Site Design Elements utilized and the specific requirement being offset at the time of development plan review.
- b. If the development fails to maintain the site design elements approved through the development plan the development shall be required to comply with the Architectural Materials and Building Design Elements outlined above.

Table 353-1 Site Design Elements

Feature	Measurement	% Reduction for Architectural Materials	% Reduction to Building Design Elements
Solar Panels	Capacity to produce a minimum of 20% of expected monthly energy usage at time of plan approval	50%	50%
Green Roof System	A minimum of 25% of roof area	50%	50%

Planting or preservation of trees above requirement outlined in 88-425-04-D	Per additional 100 caliper inches	2% per 100 caliper inches; maximum 50% reduction	2% per 100 caliper inches; maximum 50% reduction
Stream buffer preservation above requirement outlined in 88-415	Each additional 20 feet of protection beyond the outer zone	10% per additional 20 feet protection beyond the outer zone; maximum 50% reduction	10% per additional 20 feet protection beyond the outer zone; maximum 50% reduction

4. Alternative compliance plans that differ from the requirements of 88-353-02-B are subject to approval by the city planning and development director. Alternative compliance plans shall render equal or greater design benefits than those outlined in this section.

88-353-03 – SCREENING OF LARGE FORMAT USE FEATURES

88-353-03-A. BUFFER TYPES

1. All large format uses shall provide screening, in addition to any other screening requirements outlined in 88-425, from the following features in accordance with Table 353-2. If a feature requires multiple buffer types, the stricter requirement shall apply.

Table 353-2 Screening Requirements

	Buffer Type A	Buffer Type B
	When adjacent to: <ul style="list-style-type: none"> • R, SC and DR districts • Residential buildings within UR and MPD districts • Parks • Parkways and Boulevards • Image streets 	When adjacent to: <ul style="list-style-type: none"> • Schools • Hospitals • Colleges/Universities • Libraries/Museums
Feature	Type A Requirements	Type B Requirements
Garage doors, off-street loading spaces, and/or outdoor storage	500 ft. minimum setback Minimum 5 ft. tall berm with evergreen trees planted every 30 feet and a solid fence at least 6 ft. in height	250 ft. minimum setback Minimum 5 ft. tall berm with evergreen trees planted every 30 feet or a solid fence at least 6 ft. in height
Ground mounted mechanical equipment, on-	500 ft. setback	250 ft. setback

site power substations and/or other utilities such as battery energy storage systems	Shall be screened with a solid wall	Shall be screened with a solid wall or landscaping
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2. Alternative compliance plans that differ from the requirements of 88-353-03-A are subject to approval by the city planning and development director. Alternative compliance plans shall render equal or greater screening benefits than those outlined in this section.

Section 6. That Chapter 88, the Zoning and Development Code, is hereby amended by adopting a new Section 88-339, "Data Centers," said section to read as follows:

88-339 DATA CENTERS

88-339-01 – PURPOSE

The purpose of these standards is to permit limit the negative impact of data centers in more districts due to their limited on surrounding land use impact on adjacent properties while also acknowledging uses and ensure that such uses may negatively impact pedestrian oriented areas of the city due to the relative lack of pedestrian traffic they generate adequate public utilities are available. These standards allow data centers in more districts when the impact is minimized to improve active uses that support the vitality of the public realm adjacent to a building and encourage walk-in traffic.

88-339-02 – IN ALL PERMITTED DISTRICTS REVIEW CRITERIA

88-339-02-A. 88-339-02-A. In addition to any other applicable review criteria when evaluating applications for special use permit or development plan, review bodies shall also consider the commitment by local utility providers to provide adequate service to the proposed data center.

88-339-03 – IN ALL PERMITTED DISTRICTS

88-339-03-A. All data centers are required to submit a Service Availability (Will Serve) Letter from local utility providers that confirms the capacity and commitment to serve the utility demand for the proposed data center. The letter shall be submitted the time of the filing of application for special use permit or development plan.

88-339-03-B. Data centers with a continuous gross floor area of more than 500,000 square feet shall be considered a large format use and subject to the requirements of Section 88-353.

88-339-0304 – IN B & D DISTRICTS

88-339-0304-A. Data centers shall require review and approval of a special use permit.

88-339-0304-B. Data centers may not exceed more than 50% of the ground floor gross floor area of any building with street frontage. For the purposes of this section, a building with street frontage is any building located within 50 feet of a street right-of-way line.

88-339-0304-C. Data centers shall maintain all transparency requirements of the underlying zone or overlay district.

Section 7. That Chapter 88, the Zoning and Development Code, is hereby amended by adopting a new Section 88-805-05-H, “Data Centers,” said section to read as follows:

88-805-05-H. DATA CENTER

A building dedicated to the storage, management, processing, and/or transmission of digital data, including supporting equipment related to digital data operations.

Section 8. That Chapter 88, the Zoning and Development Code, is hereby amended by adopting a new Section 88-805-05-I, “Large Format Uses,” said section to read as follows:

88-805-05-I. LARGE FORMAT USES

Large format uses are any large-scale industrial use facility with a continuous building footprint of 500,000 square feet or larger. Uses primarily include data centers, manufacturing, warehousing, wholesale trade, and other industrial activities.

Section 9. That Chapter 88, the Zoning and Development Code, is hereby amended by adopting a new Section 88-810-686, “Green Roof,” said section to read as follows:

88-810-686 - GREEN ROOF

A green roof, also known as a vegetated or living roof, is a roofing system with a layer of vegetation planted over a waterproofing system, containing a drainage system, and designed to be structurally sound and capable of supporting the weight of the growing medium and vegetation. Green roofs include cool roofs that reflect more sunlight than traditional roofs through light-colored coatings or materials with high thermal emittance, and blue roofs that collect rainwater and slowly release it back into the atmosphere, helping to manage stormwater runoff and reduce strain on sewage systems may be used in place of a green roof.

Section 10. That the Council finds and declares that before taking any action on the proposed amendment(s) hereinabove, all public notices and hearings required by law have been given and had.

I hereby certify that as required by Chapter 88, Code of Ordinances, the forgoing ordinance was duly advertised, and public hearings were held.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney