

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 171037

Repealing the Main Street Special Review District, and approving and replacing said district with a Special Character Overlay to be known as the Main Corridor Overlay District which includes design and use regulations for property generally located along Main Street from 27th Street on the north to Emanuel Cleaver II on the south. (9817-P-278).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Main Street Special Review District is hereby repealed, except as provided in Section B.1.b.i.

Section B. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by approving the Special Character Overlay District, for an area generally along Main bounded by 27th street on the north and Emmanuel Cleaver II on the south, said section legally described as:

2727 Main/ Vac Lot 2720 Grand Blvd/ vac lot Union Terminal Add Lots 125 thru 169 exc prt in Grand Blvd & all vac alleys within sd tract & prt vac Grand Blvd ly e & adj sd Lots 132 thru 146

Sec 17-49-33 NE 1/4 NW 1/4 Union Terminal Add Lots 105-122 & s 10' of Lot 123 (ex pt sd lot in row) & vac 28th St ly no of & adj sd Lot 122

2805-07 Grand Blvd Union Terminal Add all Lots 170 thru 175 exc prt in Grand

2813-15 Main / Lots 176 177 & 178 Union Terminal

2819Main/Lots 179180& 181 Union Terminal

2825 Main / Lots 182 thru 185 & n 18 1/2 ft Lot 186 Union Terminal Add

2837 Main / S 6 1/2 ft Lot 186 and all Lots 187 & 188 Union Terminal Add

2841 Main/ All Lots 189 & 190 Union Terminal

2836-38 Warwick Tfwy Union Terminal Lots 103 & 104

All lots within Union Hill 5th Plat

All lots within 2900 Walnut Townhomes All lots within Litchfield Place

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All lots within Walter Place

All lots within Union Hill Inn Plaza

Sec 17-49-33 SE 1/4 NW 1/4 Dunveigh Heights Lots 25-30 & Lot 32 & n 15' of Lot 42 & all of Lot 43 & vac alleys

Sec 17-49-33 SE 1/4 NW 1/4 Dunveigh Heights Lot 33 & W 1/5 vac alley ly e of & adj

3013 Main/ Dunveigh Heights / Lot 34 & W 1/2 vac alley e of & adj

3015 Main/ Dunveigh Heights / Lot 35 & W 1/2 vac alley e of & adj

3017-19 Main/ Dunveigh Heights / Lots 36 & 37 (exc s .50 ft) & W 1/2 vac alley e of & adj

3012 Walnut/ Dunveigh Heights / Lot 41 & s 10.00 ft of Lot 42 & E 1/2 vac alley w of & adj

3014 Walnut / Dunveigh Heights / Lot 40 & E 1/2 vac alley w of & adj

Dunveigh Heights Lots 38 & 39 & E 1/2 vac alley w of & adj

3021 Main / n 24 1/4 ft Lot 35 also s 6 inches of Lot 37 Dunveigh Heights Warwick Ridge

Warwick Ridge - Lots 9, 10, 25-46,

Withers Addition - 11-13, 24-26

312 E 31st St/ Lots 3020 & 3022 DeGroffWay DeGroff Place -Block

2, Lots **1-11**, Block 1, Lots 1-20 Lynns Addition, Tract A, Lots 1-30

Zahls Addition, Tract B, Lots 1-20

South View Subdivision, Lots 1-4 Southview Subdivision Lots 53, 54

Midtown Marketplace Lots 3-5 Halsey & Dudley's Addition 5-6

Longmedow Condominium Lot 1

Chadwick's 2nd Add---th e 120' of Lots 5 & 6 & th pt Lots 7 & 9 thru 12 all daf: beg at a pt of intersec of e row li of Main St & s row li 34th Ter. the alg s row li sd 34th Ter 266.63' th s 00 deg 07 min 01 sec e 87.40' th n 89 deg 45 min 07 sec w 159.04' th n 13.51' th n 89 deg 34 min 55 sec

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w 107.62' toe row li Main St th n alg sd e row li 74' to pob (known as parcel 1 cert sur T41 pg-68)

Sec 17-49-33 SE 1/4 SW 1/4 Hyde Park Lots 1 & 2 Blk 11 & S 1/2 vac alley n & adj to sd lots & Chadwick's 2nd Add Lots 7, 8 & N 1/2 vac alley ly s & adj (ex e 12.3' thereof)

3 E Armour Blvd Hyde Parks 154.3 ft Lots 1-3 & s 154.28 ft Lots 4 & 5 all Lot 6 & E 1/2 Lot A

Hyde Park Lot 21 w 134.6 ft Lot A Blk 18 3517 Main / Lots 19 & 20 Blk 18 Hyde Park

3527-31 Main Hyde Park w 110 ft Lots 17 & 18 Blk 18

3537-43 Main Hyde Park Lots 14 thru 16 Blk 18

Hyde Park, Blocks 19, Lots 13-24

Hyde Park, Block 34, Lots 13-24

Hyde Park, Block 35, Lots 7-12

Hyde Park, Blocks 52, Lots 2-12

3901-11 Main Subd of John Harris Estate prt Lot 4 beg se cor 39th & Main th sadist 210 ft the 209.47 ft th n 210 ft ton li 39th St th w to pob

17-19 E 39th St/Vac lot Hyde Parks 105 ft Lot 1 Blk 28

3912 Walnut/Vac lot Hyde Park Lot 2 Blk 28

Hyde Park---All Lot 3 & pt Lots 4 & 5 & all Lots 6 & 7 Nlk 28 & pt Lot 4 John Harris Est daf: beg nw cor Lot 3 Hyde Park th e 115.5' th s 327' mol th w 66.66' th n 50' th w 53.88' th n 100' the 5' th n 50' the 45' th n 15' the 12.99' th n 35' th w 12.99' th n 9.47' th w 45' th n 65' to pob

3917-21 Main Prt John Harris Estate Sub of Lot 4 daf: beg at pt on e li Main St 210 ft s of s li 39th St the 121.5 ft th s 19.75 ft th w 121.5 ft to e li Main St th n 19.75 ft to pob also n 32.5 ft Lot 3 Blk 28 Hyde Park exc e 91.00 ft of n 32.5 ft sd Lot 3 esc s 11.5 ft of n 32.5 ft of w 17 ft of e 108 ft sd Lot 3

3923-25 Main / 45.25 ft fit one li Main St bet pts 229.75 & 275 ft s of presents li 39th St & mg e 121.5 ft prt of Lot 4 Sub of John Harris Est

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3927 Main / 60 ft frt on e li of Main St bet pts 275 & 335 ft s of present s li 39th St & mg e 121.5 ft part Lot 4 Sub of John Harris Est

Hyde Park prt of Lots 4 & 5 Blk 28 beg on w li sd Lot 4 at a pt 10 ft n of sw cor the to a pt 70.05 ft w of e li sd Lot 4 th s 9.47 ft th e 12.99 ft th s 35.53 ft th w 12.97 ft th s 15.07 ft to s li sd Lot 5th w to sw cor sd Lot 5 th n alg w li sd Lots 60 ft to beg

3931 Main / 25 ft frt on e li of Main St bet pts 335 & 360 ft s of present s li 39th St & rung e 121.5 ft part Lot 4 Sub of John Harris Est

3933 Main Sub of John Harris Est prt Lot 25 ft frt one li Main St bet pts 360 & 385 ft s of s li 39th St & rung e 121.5 ft

3935-41 Main Sub of John Harris Estate prt of Lot 4 begone li Main St 415 ft s of n li SW 1/4 Sec 20 49 33 the 116.5 ft th s 100 ft th w to ely li Main St th nwly alg sd ely li 12.09 ft th n alg e li Main St 89.06 ft to beg

3943-45 Main Sub of John Harris Estates prt of Lot 4 beg 485 ft s of s li 39th St & 66.66 ft w of w li Walnut St th w to ely li Main St th sely alg sd ely li to n li Klein Place th e alg sd n li to a pt 66.66 ft w of w li Walnut St th n 50 ft to beg

3947 Main/ All Lots 1 & 2 Klein Place 3951-57 Main St / Lots 3 4 & 5 Klein Place

3967 Main Klein Place all of Lots 6 & 12 & all of Lot 14 ly n of li dm at r/a withe li of sd Lot & 90.8 ft n of se cor

10 E 40th St Klein Place all Lot 14 ly s of li dm at r/a with e li of sd lot & 90.8 ft n of se cor

11 E 40th St & 4005-41 Main /Church & Parish House & School Grand Avenue Highlands Lots 1 & 2 exc prt in st & e 123.8 ft Lots 3 thru 5 & e 114.22 ft of w 123.72 ft of s 25 ft Lot 5 & all Lots 6 thru 8 exc prt in st also Weaver Place Lots 1 thru 5

Sec 20-49-33 SE 1/4 SW 1/4 Grand Avenue Highlands w 133.63' of Lot 49 & e 28.67' of w 162.3' of n 100' of Lot 49 also Lots 13 & 14, D S Longs Sub of Lots 50-59 incl (ex pt in Main)

4201 Main St Office Depot Center Lot 1

4231 Main D S Longs Sub of Lots 50 to 59 incl of Grand Ave Highlands Lots 1 thru 5 exc prts in st

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D S Longs Sub of Lots 50 to 59 of Grand Ave Highlands n 33.33 ft of Lot 23

4210 Walnut D S Longs Sub of Lots 50 to 59 of Grand Ave Highlands s 6.67 ft of Lot 23 & n 16.67 ft of Lot 24

D S Longs Sub of Lots 50 to 59 of Grand Ave Highlands s 33.33 ft of Lot 24

Long's D S Sub Lots 25, 26, 27 & 28 both incl of Lots 50 & 59 Grand Ave Highlands---all of Lots 25 & 26 & pt of Lot 27 D S Longs Subd of Lots 50 to 59 both incl Grand Ave Highlands daf: beg at th ne cor of sd Lot 25th s 00 deg 03 min 22 sec w 116.36' th s 89 deg 44 min 47 sec w 133.17' th n 00 deg 03 min 22 sec e 116.36' th n 89 deg 44 min 47 sec e 133.17'topob(knownasTr-1 certsurT-37 pg-38)

Long's D S Sub Lots 25, 26, 27 & 28 both incl of Lots 50 & 59 Grand Ave Highlands all of Lots 25 & 26 & pt of Lot 27 D S Longs Subd of Lots 50 to 59 both incl Grand Ave Highlands daf: beg at th ne cor of sd Lot 25 th s 00 deg 03 min 22 sec w 116.36' to tru pob th s 00 deg 03 min 22 sec w 83.46' th s 89 deg 44 min 47 sec w 133.17' th n 00 deg 03 min 22 sec e th s 89 deg 44 min 47 sec w 133.17' to tru pob (known as Tr-2 cert sur T-37 pg-38)

100-110 E 43rd St 4241-49 Walnut D S Longs Sub of Lots 50 to 59 incl of Grand Ave Highlands Lots 29 & 30 & s 16 2/3 ft Lot 31

4303 Walnut West Estate Lot 43 & prt NE 1/4 NW 1/4 Sec 29 49 33 beg atne cor sd Lot 43 th s to se cor the tow li ofvac alley th n alg sd w li to s li 43rd St th w to beg

4301-07 Main West Estate all of Lots 15 & 16 & 26 & W 1/2 vac alley lye of & adj sd Lots 15 & 16 & E 1/2 vac alley w of & adj sd Lot 26

4309 Main West Estate all Lots 17 thru 19 & w 1/2 vac alley lye & adj sd lots also Lots 27 thru 29 & e 1/2 vac alley ly w & adj sd lots

Sec 29-49-33 NE 1/4 NW 1/4 Quik Trip #184 First Plat Lot 1 4401

MainNac lot West Estate Lot 24

4400 Walnut/Vac lot West Estate Lot 35 4405 MainNac lot West Estate

Lot 25 4404 Walnut/Vac lot West Estate Lot 36

4409 MainNac lot West Estate Main Street Add Lot 1 Lot 2 exc s 5.23 ft Blk 1 Main St Add also w 90.67 ft of n 42.83 ft Lot 37

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4406 Walnut/Vac lot West Estate e 128.56 ft of n 35 ft Lot 37

4408 Walnut/Vac lot West Estate e 128.56 ft of s 10.99 ft Lot 37 e
128.56 ft of n 20 ft Lot 38

4411 Main Main Street Adds 5.23 ft of Lot 2 all Lot 3 & n 16.98 ft of Lot
4 Blk 1 & s 2.83 ft of w 90.67 ft of Lot 37 & w 90.67 ft of Lot 38 of West
Estate

4410 Walnut/Vac lot West Estate e 128.56 ft of s 30 ft Lot 38

4419-21 Main/Vac lot West Estate Main St Adds 14.02 ft Lot 4 all Lots
5 & 6 n 23.98 ft Lot 7 Blk 1 & w 80.12 ft Lots 39 & 40 4414 Walnut/Vac
lot West Estate e 139.11 ft Lot 39 4418 Walnut/Vac lot West Estate e
139.11 ft Lot 40

4425-27 Main/Vac lot West Estate Main Street Adds 7.02 ft Lot 7 all Lots
8-9 & 10 Blk 1 w 72.12 ft Lots 41 & 42

4435 Main Main Plaza 1st Plat Lot 1 exc beg se car sd lot th n alg e li
174.29 ft th n 87 deg 24 min 18 sec w 250 ft to w li of sd lot th s alg sd w
li 196.93 ft th sely on cur to lt alg swly li sd lot 23.98 ft th ely alg sly li sd
lot 238.26 ft to beg

4445 Main Main Plaza 1st Plat prt of Lot 1 beg se car sd lot th n alg e
li 174.29 ft th n 87 deg 24 min 18 sec w 250 ft tow li sd lot th s alg sd
w li 196.93 ft th sely on cur to lt alg swly li sd lot a dist of 23.98 ft th
ely alg sly li sd lot 238.26 ft to beg

4501 Main Plaza Inn Tr 1

4535 Walnut Plaza Inn Tract 2

4545-47 Main/ Southmoreland Amend Plat Sub Lot 6 beg at pt 4.5 ft s of
nw cor Lot 10th s 60 ft to pt 14.5 ft s of nw car Lot 9th e 175 ft th n 60 ft
th w 175 ft to beg part of Lots 3-4-9 & 10 Southmoreland Amend Plat
Sub Lot 6

32 E 46th St / Youth Activity Complex South Moreland Amend Plat Sub
Lot 6 all exc w 25 ft Lots 2 thru 6

Sec 29-49-33 SE 1/4 NW 1/4 Ponce de Leon Condominiums Tr A
common area

Sec 29-49-33 SE 1/4 NW 1/4 Ponce de Leon Condominiums Lot 1
common area

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4601 Main / Church Southmoreland Amend Plat beg at se cor 46th & Main St th s alg e li Main St 84.74 ft th sely alg a li which defl to left 24 deg 38 min 50 sec from e li sd Main St 65 ft th sely alg a li which defl to left 23 deg 25 min 30 sec from last desc course 72.43 ft to apt which is 222.5 ft n of n li Brush Creek Blvd & 81 ft e of e li Main St the at r/a toe li Main St 86 ft th n & parl to e li Main St 23 ft th nely alg a li which deflects to right 5 deg 18 min 40 sec from last desc course 133.88 ft to pt in s li sd 46th St th wly alg s li sd 46th St 183.33 ft to pt of beg part Lot 12

Prt SE 1/4 NW 1/4 Sec 29 49 33 beg 40 ft e & 85 ft n of sw cor th n 250 ft th se 280 ft th w 120 ft to beg

2 Brush Creek Blvd Southmoreland Amend Plat beg on n li Brush Creek Blvd 943.72 ft w of e li of NW 1/4 Sec 29 49 33 th won sd n li to inter with e ly li of r/w of kc w pt belt ry co th nwly alg sd e li of r/w to inter of e li of Main St th none li Main St to pt 84.74 ft s of s li 46th St th sely alg a li deflect to left 24 deg 38 min 55 sec from e li Main St 65 ft th sely alg a li deflect to left 23 deg 25 min 30 sec from last desc course 72.43 ft to pt 222.25 ft n of n li Brush Creek Blvd & 81 ft e of e li Main St the at r/a to e li Main St 86 ft th n & parl e li Main St 23 ft th alg a li deflect to right 5 deg 18 min 40 sec fmm last course to pt 70 ft sly of s li 46th St th s 69 deg 9 min 45 sec e 94.8 ft th s 59 deg 26 min 30 sec e 105.56 ft th s 54 deg e 125.92 ft th sly 36.92 ft to a pt 831.72 ft w of e li sd 1/4 sec & 110.18 ft n of n li Brush Creek Blvd th nwly 65 ft *mil* to pt 125 ft n of Brush Creek Blvd th w parl n li Brush Creek Blvd

4400 Main Sec 29 Twp 49 Rng 33 pt of W 1/2 NW 1/4 & pt of Lots 11-20 Main St add daf beg nw car Lot 1 West Estate th swly alg curv to ri 850 ft mol th sely alg a curv to lf 42 ft mol th w 30.11 ft th sly alg curv to lf 824.61 ft th sely 309.09 ft th s alg w row li Main St 167.99 ft th nw 461.81 ft th nwly alg curv tori 1168.15 ft mol th cont nly alg curv to lf 810 ft mol the 112 ft mol to pob

Fountainview 2nd Plat Tr A Fountainview 2nd Plat Lots 1-3

4408 Main St Main Street Add Lots 1-20 Blk 2 & all vac alley within sd lots exc prt of Lots 11-20 in rr r/w & Southmoreland Plat No 2 prt of Lot 13 lye of rr r/w & n 40 ft of lot 14 lye offfr/w

Sec 29-49-33 Main Street Add pt of Lots 11-20, Blk 2 & pt of W 1/2 of NW 1/4 all daf: beg sw car ofn 40' of Lot 14, Southmoreland Plat No 2, th w 10.04', th nly alg curv to ri 279.81', th ne 11.45', th nely alg curv to lf 321.38', th e 10.02', th swly alg curv to ri 323.96', th sw 11.45', th sly alg curv to lf 277.21' to pob & vac alley lye & adj & vac alley lye s of Lot 14, West Est

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4406 Main / Lot 14 West Estate

1-15 W 44th St West Estates 39 ft Lot 13

4326 MainNac lot West Estate Lots 10-11 & n 31 ft of Lot 12 4322-24

Main West Estate Lot 9

4318 Main / Lot 8 West Estate

4314 Main West Estate all Lot 6 & E 1/2 vac alley ly w & adj also all
Lot 7 & S 1/2 vac alley ly n & adj

4300-04 Main West Estate e 95 ft Lots 4 & 5

15 W 43rd St West Estate w 25 ft of Lots 4 & 5 & e 1/2 vac aly w of &
adj

21 W 43rd St West Estates Lots 1-3 & w 1/2 vac aly e of & adj & n
1/2 vac aly s of & adj

Stephens & Smith's Sub Amended Plat---Lots 12-15 (ex pt in rd)

4212 Main/Parking Stephens & Smiths Sub Amend Plat w 130.5 ft Lot

11 4210 Main / W 130.5 ft Lot 10 Stephens & Smiths Sub Amend Plat

4200 Main/ Lots 8 & 9 Stephens & Smiths Sub Amend Plat

16-18 W 43rd St/ E 41.5 ft Lot 16 & e 34.61 ft Lot 17 also 35 sq ft at
sw of e 34.61 ft Lot 17 Stephen & Smiths Sub Amend Plat

20 W 43rd / W 88.5 ft of s 60 ft Lot 16 Stephens & Smiths Sub
Amend Plat

4225 Baltimore / W 88.5 ft of n 2.87 ft Lot 16 w 95.39 ft Lot 17 except
35 sq ft in se cor sd tract Stephens & Smiths Sub Amend Plat

4221 Baltimore Stephens & Smith Sub Lot 18 Amend Plat

4219 BaltimoreNac lot Stephens & Smiths Sub Amended Plats 33 1/3
ft of Lot 19

4209-15 Baltimore/ N 16 2/3 ft Lot 19 all Lot 20 & s 37.5 ft of Lot
21 Stephens & Smiths Sub Amend Plat

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4205-07 Baltimore / N 12 1/2 ft Lot 21 s 40 ft Lot 22 Stephens & Smiths Sub Amend Plat

4201-03 Baltimore Stephens & Smiths Sub Amend Plat n 10 ft Lot 22 all Lot 23

12 W Vietnam Vet Mem Dr Amended Plat of Stephens & Smiths Sub Lots 24 & 25 exc n 10 ft of sd Lot 25

4120 Main/ Lots 6 & 7 Stephens & Smith Sub Amend Plat 4116 Main Stephens & Smiths Sub Amend Plat w 130.5 ft Lot 5

4104-4114 Main Amended Plat of Stephens & Smiths Subs 14.66 ft Lot 1 & all Lots 2 thru 4 exc prt in Main

4102 Main/ N 32.34 ft of s 47 ft meas one li of Lot 1 exc part in Main St Stephens & Smiths Sub Amend Plat also sly 1/2 vac alley ly nly & adj

4100 Main & 4103-05 Central Boggs Add to Westport e ly 30 ft of sly 20 ft Lot 9 & e ly 30 ft of nly 10 ft Lot 10 & sly 60 ft Lot 10 & Amended Plat of Stephens & Smiths Sub n 60.8 ft meas on e li Lot 1 & Bonhams Add Lot a exc prt in st also all vac n & s alley & nly 1/2 vac e & w alley ly within sd tract

4101 Central Boggs Add to Westport wly 120 ft of sly 20 ft Lot 9 wly 120 ft of nly 10 ft Lot 10

4050 Main Bonhams Add to Westport Prt Lots 3 thru 8 daf: beg at a pnt on th s li sd Lot 3 9.5 ft w of original se cor sd lot 3 sd pnt being th inter n li 41st st & w li Main St as now established th n alg w li Main St 126.11 ft th w 56.80 ft to a pnt 126.02 ft n of n li 41st St th s parl to w li Main St 24.81 ft the parl ton li 41st St 3.80 ft th s parl t w li Main St 101.21 ft ton li 41st St the alg n li 41st St 53 ft to pob (exc prt in sts)

4040 Main Sub of Lots 2 3 4 5 10 11 12 & 13 Hunters Heights Lots 8 thru 12 & Hunters Heights Lots 8 & 9 th prt ly e of Baltimore Ave & Lots 6 & 7 (exc prt in Main St) & Bonhams Add to Westport Lots 8 thru 10 & prt Lots 3 thru 7 daf: beg n li 41st St 53 ft w of Main St row li th n parl tow li Main St 101.21 ft th w parl ton li 41st St 3.80 ft th n parl tow li Main St ton li Lot 7th w tow li Bonhams Add to Westport th s ton li 41st St the to pob & all vac aly ly within desc Tr 3 w 40th Way Sub of Lots 2 3 4 5 10 11 12 & 13 Hunters Heights Lot 7

4000-22 Main Dickinson Places 20 ft of w 140.5 ft of lot 1 & w 140.5 ft of Lots 2 thru 5 & w 140.5 ft Lot 6 & 8.5 ft strip ly s & adj sd Lot 6 & n 45 ft of e 140 ft of Lot 8 & e 40 ft of Lots 10 & 11 & e 40 ft of s

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20 ft of Lot 12 also Hunters Heights Lots 1 & 14 & Sub of Lots 2 3 4
5 10 11 12 & 13 Hunters Heights Lots 1 thru 6 exc prt in st

4017 Baltimore Dickinson Place e 140 ft Lot 7& s 5 ft of e 140 ft Lot 8
& a strip 8.5 ft widely s of & adj e 140 ft of Lot 7

4001 Baltimore & 35 W 40th St Dickinson Place e 140 ft Lot 9 & e 100
ft of w 110 ft Lots 10 & 11 & e 100 ft of w 110 ft of s 20 ft Lot 12

2 W 40th St / Kearney Heights beg at inters of new w li of Main St with
s li of Kearney Hgts th w 130 ft & th n 109.6 ft th nely at r/a to the
tangent in w li of old Main St to new w li of Main St th sly along wly li
Main St to beg except pt in 40th St

Kearney Heights / Beg on n li 40th St 131.95 ft w of w li Main St th n
99.6 ft th nwly 150.6 ft to s li Westport Ave th swly 64.93 ft to e li
Baltimore th s 189.83 ft to n li 40th St the 146.49 ft to pob part of Lots
7 8 9 10 & A Kearney Heights

Kearney Heights beg on sly li Westport Ave 26.5 ft wly from ne cor Lot
6 Kearney Hgts th swly along sly li of old Westport Ave 64.57 ft th sly at
r/a to Westport Ave 160 ft th nely parl to sly li Westport Ave 66.18 ft th
nwly to beg exc pt condemned & taken to widen Westport Ave

3948 Main Kearney Heights beg on s li of Old Westport Ave 26.5 ft swly
ofne cor oflot 6th nely alg sly of Old Westport Ave 137.53 ft th on curve
to right rad 50 ft to an inters li with li drn 9 1/2 ft w of w li of Main St in
Dickinson Pl prod n th s on sd li prod n to n li of land formerly owned by
Neekoosa Paper Co th sw on li dm at r/a to ely of Kearney Heights 76 ft
mil th nwly on li dm atria to sly li of Westport Ave to pt of beg exc prt
condemned & taken to widen Westport Ave

18 Westport Rd/Church Whittier Place all Lot 3 (exc prt in Baltimore
Ave)

20 Westport Rd / Lot 2 Whittier Place 16 Westport Rd Whittier Place Lot
1

8 Westport Rd/Church & Parking Whittier Place Lot 5 & Mendelsmurray
Hill Add Lots 4 & 8 Blk 1 & Hyde Park Lots 6 & 7

3921 Baltimore/Church Whittier Place all Lot 4 (exc prt in Baltimore
Ave)

14 Westport Rd Cor Plat of the Amend Plat of Mendels Murray Hill Lot
3 Blk 1

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3934-36-38-40 Main/ Beg 64.25 ft s of ne cor Lot 1 th nwly to sw cor Lot 1 th sely to se cor Lot 1 thence n 16.98 ft to beg part of Lot 1 & all Lot 2 Blk 1 Cor Plat of the Amended Plat of Mendels Murray Hill

3902 Main Hyde Park Lots 1-5 Blk 45 & pt Lot 1 Blk 1 Mendel's Murray Hill Sub daf: beg ne cor sd lot th s 64.23 ft th nwly to pt on w li of Lot 1 sd pt being 36.5 ft s of nw cor th of th n to nw cor lot 1 th e 150 ft to pob

19-21-25 W 39th St all exc prt in st of Lots 8 9 and 10 Blk 45 Hyde Park

3914-24 Baltimore / Parking lot Hyde Parks 31 ft of e 80 ft lot 4 s 28 ft of w 50 ft Lot 4 all Lot 5 Blk 46 & Corr Plat of Amend Plat of Mendels Murray Hill all Lot 1 Blk 2 & Whittier Place all Lot 6

3906 Baltimore Hyde Park e 54 ft of Lots 1 thru 3 & e 54 ft of n 19 ft of Lot 4 Blk 46

Hyde Park w 76 ft of n 19 ft Lot 4 Blk 46 & w 50 ft of 3 s ft of n 22 ft of sd lot & blk

105-07 W 39th St Hyde Park w 76 ft of Lots 1 thru 3 & e 32.5 ft of Lots 8 thru 10 Blk 46

115-17 W 39th St Hyde Parke 50 ft of w 100 ft Lots 8 9 10 Blk 46

119 W 39th St Hyde Park w 50 ft of Lots 8 9 & 10 Blk 46

3915 Wyandotte/Parking lot Hyde Park Lot 7 Blk 46

3900 Wyandotte Sub of John Harris Est s 70 ft of n 100 ft of e 120 ft Lot 7 & s 50 ft of n 150 ft of e 140 ft Lot 7

3909 Central / S 50 ft of n 150 ft of w 100 ft of e 240 ft Lot 7 Sub of John Harris Est

3903 Central/ S 37.5 ft of n 100 ft of w 120 ft of e 240 ft Lot 7 Sub of John Harris Est

3901 Central / S 32.5 ft of n 62.5 ft of w 120 ft of e 240 ft Lot 7 Sub of John Harris Est

3906 Central John Harris Add to Westport e 96.75 ft of n 5 1/3 ft Lot 15 & e 96.75 ft Lot 18 & e 96.75 ft of s 57 ft Lot 19

John Harris Add to Westport w 60 ft of n 5 1/3 ft Lot 15 & w 60 ft of s 61.75 ft Lot 18

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309 W 39th St/ E 30 ft ofw 60 ft ofn 10 2/3 ft Lot 18 e 30 ft ofw 60 ft of s 57 ft Lot 19 John Harris Add to Westport

311 W 39th St/ W 30 ft of n 10 2/3 ft Lot 18 w 30 ft of s 57 ft Lot 19 John Harris Add to Westport

220-226 W 39th St Arnolds Resurvey of T G Cross-S Add to Westport n 50 ft ofw 105.167 ft of Lot 7 & all of Lots 8 & 9

3836 Wyandotte Arnolds Resurvey ofT G Cross-S Add to Westport Lot 4

3840-42 Wyandotte Arnolds Resurvey of T G Cross-S Add to Westport Lot 5

212 W 39th St Arnolds Resurvey of T G Cross-S Add to Westport n 50 ft ofw 39 ft Lot 6 e 24 ft of n 50 ft Lot 7

204 W 39th St Arnolds Resurvey of T G Cross-S Add to Westport all n 50 ft of e 90.02 ft of Lot 6

3841 Wyandotte / Lot 8 Blk 43 Hyde Park

3845-47 Wyandotte/ Hyde Park Lot 7 Blk 43

100-08 W 39th St/ Lots 5 & 6 Blk 43 Hyde Park

14-16 W 39th St/ W 100 ft Lot 7 & w 100 ft of s 11.41 ft & n 38.59 ft Lot 8 & s 11 ft Lot 9 Blk 44 Hyde Park

10 W 39th St Hyde Park w 50 ft of s 11.58 ft Lot 5 & w 50 ft Lot 6 e 20 ft Lot 7 s 11.58 ft of e 20 ft Lot 8 Blk 44

2-8 W 39th St & 3850 Main Hyde Parks 11.58 ft of e 110 ft Lot 5 e 110 ft Lot 6 Blk 44

Hyde Park all Lot 1 & n 48.42 ft Lot 2

3838 Main / S 11.58 ft Lot 4 n 38.42 ft Lot 5 Blk 44 Hyde Park

3834 Main / S 11.58 ft Lot 3 n 38.42 ft Lot 4 Blk 44 Hyde Park

3820 Main / Lot 4 Blk 39 Hyde Park

3816 Main / Lot 3 Blk 39 HydePark

3814 Main / S 10 ft Lot 1 & all Lot 2 Blk 39 Hyde Park

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Sec 20-49-33 SW 1/4 NW 1/4 Hyde Park n 50' Lot 1 Blk 39 & s 15' of Lot 1 Blk 50 & e 100' n 83.42' of Lot 1 Blk 50

11-15 W 38th St Hyde Park n 83.42 ft of e 45 ft of w 60 ft Lot 1 Blk 50

Hyde Park, Block 47, Lots 1-12

Valentine Addition, Block 1, Lots 1-6

Hyde Park, Block 30, Lots 1-6

Hyde Park, Block 10, Lots 1-11

Hyde Park, Block 3, Lots 1-15

Hyde Park, Block 2, Lots 1-18

3200 Main St / McGees Summit Amended Plat all Lots 1 & 2 & prt of Lots 3 thru 5 Blk 2 daf beg 90 ft ne of sw cor sd Lot 3 th n 128 ft th w 110.53 ft th n 102 ft th w 32 ft mil th n 288 ft the 287.50 ft th s 475.30 ft th sw 152.53 ft to pob

20 W Linwood Blvd Amended Plat of McGees Summit prt Lots 3 & 4 Blk 2 beg nw cor Lot 4 th e alg n li sd lot 225 ft th s 102 ft th e 110.53 ft th s 133.21 ft to Linwood Blvd th swly alg n r/w li to sw cor Lot 4th n 345.6 ft to beg

114 W Linwood Blvd Ross Sub of Lots 6 & 7 Blk 2 of McGees Summit all Lots 1 thru 5 & s 1/2 vac alley ly n & adj

124 W Linwood Blvd Ross Sub of Lots 6 & 7 Blk 2 of McGees Summit all Lots 6 & 7 exc n 65 ft also exc prt in sts

Ross Sub of Lots 6 & 7 Blk 2 of McGees Summit all n 65 ft Lots 6 & 7 & s 1/2 vac alley ly n & adj

3161 Wyandotte Ross Sub of Lots 6 & 7 Blk 2 of McGees Summit all Lots 8 thru 13 & n 1/2 vac alley ly s & adj

3141 WyandotteNehicle Maintenance Facility Amended Plat of McGees Summit all Lots 8 & 9 & all Lot 5 exc e 57 ft Blk 2

100 W 31st Ter Amend Plat of McGees Summit prt of Lots 3 thru 7 Blk 1 daf beg 203 ft mil e of nw cor sd Lot 7 th e 293 ft th s 200 ft th e 305.51 ft th s 84 ft th w 597.50 ft th n 289 ft to pob

3125 Wyandotte Amended Plat of McGees Summit Lots 6 & 7 Blk 1 exc e 117 ft sd lots also exc beg pt n li sd Lot 7 a dist of 117 ft wly of

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ne cor sd Lot 7th sly parle li sd Lot 7 a dist of 87.54 ft th n 87 deg 22 min 49 sec w 162.05 ft pt w li sd Lot 7th nly alg sd w li 95.87 ft th ely alg n li sd lot to pob

3118 Main Amended Plat of McGees Summit Tract B on cert of survey of Lot 2 3 & 5 Blk 1 filed as Docmt K1 140849 in Bk S4 at pg 75 on 5-20-94

3100 Main St /McGees Summit Amended Plat pt of Lots 1 2 & 5 Blk 1 daf: beg 40 ft s & 19.50 ft w ofne cor of sd Lot 1 sd pt also being sw cor of 31st St & Main St th s 183.95 ft th w 145 ft th n 2 ft mol th w 89.74 ft

ths 122.50 ft th w 70.50 ft th n 200 ft th w 25 ft th n 106.94 ft th e 330.50 ft to pob

3111 Wyandotte Amended Plat of McGees Summit prt Lot 7 Blk 1 daf beg ne cor sd lot th wly alg n li sd lot a dist of 117 ft th s 02 deg 27 min 15 sec w parl e li sd lot a dist of 17.39 ft to pob th sly parl sd e li 70.15 ft th n 87 deg 22 min 49 sec w 162.05 ft pt w li sd lot th nly alg sd w li 95.87 ft to nw cor sd lot th ely alg n li sd lot a dist of 111.06 ft th sly parl e li sd lot a dist of 17.38 ft th ely 88 ft to pob

211 W 31st St McGees Summit Amended Plat prt Lot 8 Blk 1 daf beg nw cor sd Lot 8th e 168 ft *mil* th s 112 ft th w 115 ft th nw 125 ft to pob

111 W 31st St Amended Plat of McGees Summit w 155 ft of e 205 ft of s 112 ft of Lot 8 Blk 1 also prt of Lot 7 Blk 1 beg on n li sd Lot 7 at a pt 117 ft w of ne cor th s 2 deg 27 min 15 sec w 17.39 ft th n 87 deg 08 min 57 sec w 88 ft th n 2 deg 27 min 15 sec e 17.38 ft ton li sd lot 7 th e alg sd n li 88 ft to beg

101 W 31st St/ S 112 ft of n 142 ft of w 75 ft Lot 4 e 50 ft of s 112 ft Lot 8 Blk 1 Amended Plat of McGees Summit

31 W 31st St McGees Summit Amended Plat e 50 ft of s 114 ft of n 144 ft Lot 4 Blk 1

McGees Summit Amended Plat w 25 ft of s 114 ft of n 144 ft Lot 5 Blk

1 Mount Auburn, Block 2, Lots 1-46

Mounty Auburn, Block 3, Lots 4-44

2940 Main/ Lots 19 to 24 incl also n 5 ft vac 30th St s of & adj Lot 24 Blk 1 Mount Auburn

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Park Reserve Condominiums Units 2101-2308 Park Reserve Yosemite

Condominiums---Lot 1

Park Reserve Condominiums Units 1001-1504 common element.

This Main Corridor Overlay District, is shown outlined on a map marked Section 88-20A1 134, which is attached hereto and made a part hereof, is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

MAIN CORRIDOR OVERLAY DISTRICT (MCO)

1. Introduction

a. Purpose

The Main Corridor Overlay (MCO) aims to provide for a cohesive development pattern along Main Street and major intersecting corridors. The following regulations create design standards that promote the use of transit, context sensitive density, pedestrian friendly spaces, and overall design excellence. Uses are regulated by this overlay to ensure compatibility between transit and adjacent uses. This overlay generally extends along Main from Pershing Road to Emanuel Cleaver II Boulevard.

b. Applicability

1. The standards of this article apply to all development in the Main Corridor Overlay District, provided that the provisions of this ordinance shall not apply to pending applications submitted under the current provisions of the Main Street Special Review District that were filed prior to December 21, 2017. Any pending applications filed prior to December 21, 2017 shall be required to comply with the existing provisions of Committee Substitute for Ordinance No. 110040. This document establishes the development standards that vary from the underlying base zoning for the properties in the Main Corridor Overlay District. All provisions described below as regulatory in nature have the same force and effect as, but are variations from, the standards set forth in Chapter 88 - Zoning and Development Code.

11. If provisions of this overlay district are inconsistent with Chapter 88, the provisions of this overlay district shall apply.

111. If provisions of this overlay district are inconsistent with a Historic Overlay District, the provisions of the Historic Overlay District shall apply.

[iv+*](#) Existing MPD and UR districts are exempt from the standards of this document. However, when new MPD or UR plans are adopted

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or amendments are made to ~~existing existing~~ MPD or UR plans, the standards of this document shall be met. ~~except that~~ Restaurants as defined by Section 88-805-04-1.1 of the Zoning and Development Ceode, with a single drive-through which lanes that existed in MPD or UR districts prior to January 18, 2017 that are rebuilt in substantially the same footprint may construct dual drive-through lanes when the existing restaurant is demolished and rebuilt, the requirements of Section 1.b.vii and Section 3 notwithstanding. The City Council may authorize a rebuilt restaurant meeting the foregoing criteria to deviate from the lot and building standards contained in Section 4 of this Main Street Overlay as part of a development plan approval process pursuant to Section 88-517-09 of the Zoning and Development Code. may create dual drive through lanes if constructed as part of a restaurant renovation, and such renovation projects are exempt from Section 4, Lot and Building Standards, of this Main Corridor Overlay, the requirements of Section 1.b.vii. and Section 3. Uses, notwithstanding.

- v. Buildings listed on the National Register of Historic Places and following the Secretary of the Interior's Standards through the National Parks Service shall be exempt from the Lot & Building Standards, Architectural Materials, Facade Articulation and Composition and Transparency standards of this overlay.
- vi. Permits may be issued for previously approved site-specific development plans that were approved prior to the effective date of the Main Corridor Overlay in accordance with the previously approved plan without compliance with the Main Corridor Overlay. Compliance with use regulations, architectural materials and signage shall be required. For purposes of this section, "site-specific development plans" are plans or plats submitted by a landowner or an authorized representative describing with reasonable certainty the type and intensity of development for a specific parcel of property and that have been approved by the city plan commission, board of zoning adjustment and/or city council. Such plans may be in the form of ~~preliminary~~ subdivision plats or plans, final subdivision plats or plans, development plans, plans approved by the Main Street Special Review District, or other similar plans, as determined by the city planning and development director.
- vii. Other than as set forth below, the underlying zoning and the regulations and standards included in the Zoning and Development Code, Chapter 88, prescribed for the areas rezoned to this overlay district shall remain unchanged and shall continue to apply.
 - 1. **New Development**
Full compliance with this article applies to all new buildings constructed within this district.
 - 2. **Enlargements and Expansions**
Full compliance with this article applies only to the

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enlargement or expansion area.

3. **Facade Changes**
Compliance with this article applies to facade changes to existing buildings.
4. **Change of Use or Occupancy**
Compliance with use standards apply whenever the use or occupancy of a property changes.

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5. Signage

Compliance with signage standards apply when a sign permit is required.

2. Zone Descriptions (see map)

a. Neighborhood Main Street

Neighborhood Main Streets provide a diverse critical mass of walkable services for adjacent neighborhoods. These areas anchor residential neighborhood reinvestment and revitalization and restore the vibrant walkable character of the corridor and adjacent neighborhoods.

b. Transit Nodes

Transit nodes are centered around a rapid transit stop. Transit nodes encourage an appropriate mixture of density and uses around rapid transit stops to increase ridership and support transit investments. These nodes are characterized by compact development that facilitates access between rapid transit stops and nearby residential, commercial, civic, recreational, and institutional uses.

c. Transitional Zones

Transitional zones provide a balanced transition from Transit Nodes to Neighborhood Main Streets.

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3. USES

a. Use Specific Standards

1. **Drive-Through Facilities**

In addition to 88-340 Drive-Through Facilities and in order to apply for a Special Use Permit for a Drive-Through the following standards must be met, except where a restaurant in an existing MPD or UR district creates dual drive-through lanes as part of a restaurant rebuild renovation as allowed pursuant to Section 1.b.iv of this Main Corridor Overlay:

Formatted: Underline

1. Drive-through facilities are only permitted within Neighborhood Main Street Districts.
2. Drive-through facilities shall be limited as accessory uses to financial services uses. Drive-through facilities serving other uses are prohibited.
3. Drive-through uses shall only be permitted on a comer lot.
4. Street access to drive-through lanes shall be offset by at least 15 feet to prevent vehicles from stacking onto Main Street or any cross street.
5. No more than one curb cut shall be granted per street frontage for any use with a drive-through.

ii. **Tavern or Nightclub**

1. Approval of a Special Use Permit is required for any Tavern or Nightclub with a gross floor area equal to or greater than 3,000 square feet.

m. **Shelter or Boarding**

1. Shelters or Boarding facilities shall not have any outdoor kennels. Outdoor play areas are allowed but shall not exceed 1,000 square feet.
2. Outdoor play areas shall be located in the rear yard and shall be secured with a solid six (6) foot fence.

iv. **Non-Accessory Parking**

1. Non-accessory parking is only permitted within a parking garage. Surface parking lots shall not be allowed as non-accessory parking.

v. **Gasoline and Fuel Sales**

1. No such establishment shall be located within 2,000 feet of another gasoline or fuel sales establishment within the overlay district.

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MAIN CORRIDOR OVERLAY USE TABLE:

Use Category <i>specific use type</i>	O	B1	B2	B3	B4	M1	M2	M3	M4	Use-! Stam
RESIDENTIA	O	B1	B2	B3	B4	M1	M2	M3	M4	Use-! Stam
Household Living										
<i>Single family home</i>	p	p	p	p	p	S	S	S	S	88-11 88-11 C. 88-3:
<i>In single-purpose residential building</i>	-	p	p	p	p	p	p	p	p	88-3:
<i>Above ground floor (in mixed-use building)</i>	p	p	p	p	p	p	p	p	p	88-3:
Group Living										88-3:
<i>Group home</i>	S	S	S	S	S	S	S	S	S	88-3:
<i>Domestic violence residence</i>	p	p	p	p	p	S	S	S	S	88-3:
<i>Domestic violence shelter</i>	p	p	p	p	p	S	S	S	S	88-3:
<i>Nursing home</i>	p	p	p	p	p	S	S	S	S	88-3:
<i>Fraternity, sorority, dormitory</i>	p	p	p	p	p	S	S	S	S	88-3:
<i>Convent/Monastery</i>	p	p	p	p	p	S	S	S	S	88-3:
PUBLIC/CIVI	O	H1	B2	B3	n..	M1	M2	M3	M4	Use-! Stam
Bicycle Sharing Facilities	p	p	p	p	p	p	p	p	p	88-3:
Club, Lodge, or Fraternal Organization	p	p	p	p	p	p	p	p	p	
College/University	p	p	p	p	p	p	p	p	p	
Day Care										
<i>Home-based (1-5)</i>	p	p	p	p	p	p	p	p	p	
<i>Family (up to 10)</i>	p	p	p	p	p	p	p	p	p	
<i>Group (up to 20)</i>	p	p	p	p	p	p	p	p	p	
<i>Center (21+)</i>	p	p	p	p	p	p	p	p	p	
Detention and Correctional Facilities	-	-	-	-	-	-	-	-	-	88-3
Halfway House	-	-	-	-	-	-	-	-	-	88-3:
Hospital	S	p	p	p	p	p	p	p	p	
Library/Museum/Cultural Exhibit	p	p	p	p	p	-	-	-	-	
Park/Recreation (except as noted below)	p	p	p	p	p	p	p	p	p	
<i>Community center</i>	p	p	p	p	p	p	p	p	p	
<i>Homes association amenities</i>	p	p	p	p	p	p	p	p	p	88-8(H.

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Religious Assembly	p	p	p	p	p	p	p	p	p
Safety Services									
<i>Fire station</i>	p	p	p	p	p	p	p	p	p
<i>Police station</i>	p	p	p	p	p	p	p	p	p
<i>Ambulance service</i>	S	S	S	S	S	p	p	p	p
School	p	p	p	p	p	p	p	p	p
Utilities and Services (except as noted below)	S	S	S	S	S	S	S	S	S
<i>Basic, minor</i>	p	p	p	p	p	p	p	p	p
<hr/>									
COMMER.CIA	0	B1	S2	H3	B.i	M1	M2	M3	M..i
Adult Business									
<i>Adult media store</i>	-	-	-	-	-	-	-	-	-
<i>Adult motion picture theater</i>	-	-	-	-	-	-	-	-	-
<i>Sex shop</i>	-	-	-	-	-	-	-	-	-
Animal Services									
<i>Sales and grooming</i>	-	p	p	p	p	p	p	p	p
<i>Shelter or boarding</i>	-	-	p	p	p	p	p	p	p
<i>Stable</i>	-	-	-	-	-	-	-	-	-
<i>Veterinary office</i>	-	-	p	p	p	p	p	p	p
Artist Work or Sales Space	p	p	p	p	p	p	p	p	p
Building Maintenance Service	-	-	-	p	p	p	p	p	p
Business Equipment Sales and Service	-	-	p	p	p	p	p	p	p
Business Support Service (except as noted below)	-	-	-	p	p	p	p	p	p
<i>Day labor employment agency</i>	-	-	-	-	-	-	-	-	-
Communications Service	-	-	-	p	p	p	p	p	p
Establishments									
Drive-Through Facility	-	-	-	S	S	S	S	S	S
Eating and Drinking Establishments									
<i>Restaurant</i>	p	p	p	p	p	p	p	p	p
<i>Tavern or nightclub</i>	-	-	-	PIS	PIS	PIS	PIS	PIS	PIS
<i>Smoking lounge</i>	-	-	-	-	-	-	-	-	-

Use-
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Entertainment and Spectator Sports									
<i>Indoor small venue (1-149 capacity)</i>	-	-	S	p	p	p	p	p	
<i>Indoor medium venue (150-499 capacity)</i>	-	-	S	S	S	S	S	S	
<i>Indoor large venue (500+ capacity)</i>	-	-	-	S	S	S	S	S	
<i>Outdoor (all sizes)</i>	-	-	-	S	S	S	S	S	
Financial Services									
<i>Bank</i>	p	p	p	p	p	p	p	p	
<i>Pawnshop</i>	-	-	-	-	-	-	-	-	
<i>Savings and loan association</i>	p	p	p	p	p	p	p	p	
<i>Short-term loan establishment</i>	-	-	-	-	-	-	-	-	88-3:
Food and Beverage Retail Sales	-	-	S	p	p	p	p	p	
Funeral and Interment Service									88-3•
<i>Cemetery/columbarium/mausoleum</i>	-	-	-	-	-	-	-	-	88-3L
<i>Crematory</i>	-	S	S	-	-	-	-	-	88-3•
<i>Undertaking</i>	-	S	p	S	S	S	S	S	88-3,
Gasoline and Fuel Sales	-	-	-	-	-	-	-	-	88-3:
Lodging									
<i>Bed and breakfast</i>	-	p	p	p	p	-	-	-	88-3:
<i>Hotel/motel</i>	-	-	-	p	p	p	p	p	88-3: 88-3
<i>Recreational vehicle park</i>	-	-	-	-	-	-	-	-	
Mobile Vendor Park	-	-	p	p	p	p	p	p	88-3:
Office, Administrative, Professional or General	p	p	p	p	p	p	p	p	
Office, Medical (except as noted below)	p	p	p	p	p	p	p	p	
<i>Blood/plasma center</i>	-	-	-	-	-	-	-	-	
Parking, Accessory	p	p	p	p	p	p	p	p	88-3:
Parking, Non-accessory	-	-	-	p	p	p	p	p	3biv
Personal Improvement Service	p	p	p	p	p	p	p	p	
Repair or Laundry Service, Consumer	-	p	p	p	p	p	p	p	
Research Service	p	p	p	p	p	p	p	p	
Retail Sales	-	p	p	p	p	p	p	p	
<i>Outdoor Retail Sales - Class A</i>	-	-	-	p	p	p	p	p	88-3(
<i>Outdoor Retail Sales - Class B</i>	-	-	-	-	-	-	-	-	88-3(
Reuse of designated historic landmark (local or national) if proposed use is not permitted	PIS	PIS	PIS	S	S	S	S	S	88-3(

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Sports and Recreation, Participant										
Indoor	P	P	S	S	S	S	S	S	S	
Outdoor			S	S	S	S	S	S	S	
Vehicle Sales and Service										
Car wash/cleaning service										
Heavy equipment sales/rental										
Light equipment sales/rental (indoor)										
Light equipment sales/rental outdoor										
Motor vehicle repair, limited									88-3:	
Motor vehicle repair, general									88-3:	
Vehicle storage/towing									88-3	
INDUSTRIA										
Junk/Salvage Yard										
	O	B1	B2	B3	B4	M1	M2	M3	M4	Use- Stan 88-4:
	-	-	-	-	-	-	-	-	-	88-4:
Manufacturing, Production and Industrial Service										
Artisan (except as noted below)		P	P	P	P	P	P	P	P	
Artisanal Food and Beverage		P	P	P	P	P	P	P	P	88-31
Manufacturing										
Catering Establishments		S	S	S	P	P	P	P	P	88-31
Limited						S	S	S	S	
General										88-3:
Intensive										
Mining and Quarrying										
Recycling Service										
Limited										
General										
Self-Storage Warehouse										
										88-3:
										88-3(
Warehousing, Wholesaling, Storage, and Freight Movement										
Indoor										88-3:
Outdoor										88-3:
										88-3
Waste-Related Use										
Composting Facility										88-3:
Demolition debris landfill										88-3f
Solid waste separation facility										88-3f
Transfer station										88-3

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AGRICULTURE		O	B1	B2	B3	B-i	M1	M2	M3	M4	Use-3 Stand
Agriculture, Animal											*Cha
Agriculture, Crop											88-31
Agriculture, Urban											
<i>Home garden</i>	p	p	p	p	p		p	p	p	p	88-31
<i>Community garden</i>	p	p	p	p	p		p	p	p	p	88-31
<i>Community-supported agriculture CSA arm</i>	p	p	p	p	p		p	p	p	p	88-31
CESSARY SERVICE		O	B1	B2	B3	B4	M1	M2	M3	M4	Use-3 Stand
Wireless Communication Facility											
<i>Freestanding</i>			p	p	p		p	p	p	p	88-3
<i>Co-located antenna</i>	p	p	p	p	p		p	p	p	p	88-3

4. LOT AND BUILDING STANDARDS

- a. The following Lot and Building Standards apply to all new construction within the overlay district:

LOT AND BUILDING STANDARDS	
Lot Size	None
Floor Area Ratio	<u>Neighborhood Main Street:</u> Refer to underlying zoning <u>Transitional Zones:</u> • Minimum: 0.5 <u>Transit Nodes:</u> • Minimum: 1.0
Minimum Frontage	70 percent
Max. Front Yard Setback	<u>Neighborhood Main Street:</u> 10 feet <u>Transitional Zones:</u> 5 feet <u>Transit Nodes:</u> 0 feet
Max. Street-side Setback	<u>Neighborhood Main Street:</u> 10 feet <u>Transitional Zones:</u> 5 feet <u>Transit Nodes:</u> 0 feet
Min. Rear Yard Setback	
Abutting a non-residential district	0 feet
Abutting residential district	<u>Neighborhood Main Street:</u> refer to underlying zoning district. <u>Transitional Zones:</u> 15 feet for first 3 stories. The fourth story and above shall be setback an additional 10 feet. Any story greater than 8 stories shall be setback an additional 10 feet.

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	<u>Transit Nodes:</u> 15 feet for first 3 Stories. The fourth story and above shall be setback an additional 10 feet. Any story greater than 8 stories shall be setback an additional 10 feet.
Abutting an alley (any zoning district)	0 feet
Height on Main Street	<u>Neighborhood Main Street:</u> <ul style="list-style-type: none"> • Minimum 2 stories • Maximum 5 stories <u>Transitional Zones:</u> <ul style="list-style-type: none"> • Minimum 2 stories • Maximum 10 stories <u>Transit Nodes:</u> <ul style="list-style-type: none"> • Minimum 3 stories • Maximum 15 stories <u>BOWL CONCEPT AREA:</u> <ul style="list-style-type: none"> •Maximum building heights shall not exceed heights specified in areas labeled "Maximum Building Heights in Bowl Concept Area."

b. Exceptions to Lot & Building Standards

1. Features allowed to be setback greater than the maximum allowed setback include:

EXCEPTIONS TO THE LOT AND BUILDING STANDARD,		
Feature	Maximum percent of facade	Maximum setback
Changes in facade setback from the maximum allowed setback	Fronting street: 50 percent	5 ft.
	Fronting side yard: 75 percent	
Recessed primary entrance	25 percent	5 ft.
Patio (see patio standards below)	60 percent	15 ft.

11. No more than 75 percent of the front facade shall be set back more than the maximum allowed setback.

5. ARCHITECTURAL MATERIALS

a. Permitted Material

Materials identified with a "PM" are Primary Materials and allowed on all stories and facades of a structure.

b. Permitted Secondary Material

Materials identified with a "SM" are Secondary Materials and allowed on the second story and above of a structure or for the required building

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elements. Permitted secondary materials may be used as an accent material on the first story and shall not encompass more than 20 percent of the first story facade.

- c. **Prohibited Materials**
Materials identified with an "-" are expressly prohibited.
- d. **Material Transition**
Primary and secondary front facade materials shall wrap at the corners a minimum of 10 feet on the side facades.
- e. **Material Preservation**
Preservation or restoration of original facade materials is desired in existing structures. Applied 'faux' facades or other not permitted non- original materials shall not be used and should be removed when renovations occur.
- f. **Determination of Most Similar Material**
When a specific material cannot be readily classified, the city planning and development director is authorized to determine the most similar, thus most appropriate, material based on the following considerations:
 - i. the appearance of the material;
 - ii. the durability of the material;
 - iii. the method of installing the material;
 - iv. the location of the material; and
 - v. information provided by the International Building Code.

ALLOWED ARCHITECTURAL MATERIAL		
Material	Facade Fronting:	
	Front and Street-side Yard	Side and Rear Yard
Brick	PM	PM
Stone	PM	PM
Cast stone	PM	PM
Glass	PM	PM
Terracotta	PM	PM
Tile	SM	PM
Concrete		

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>> Cast-in-place concrete - smooth/no texture	-	PM
>> Cast-in-place concrete - textured or pattered	SM	PM
>> Pre-cast concrete	PM	PM
Stucco	SM	PM
Metal	SM	PM
Wood (rough sawn wood is not permitted)	SM	PM
Fiber cement		
>> Fiber cement panels	PM	PM
>> Fiber cement clapboard siding	SM	PM
Fiberglass replication	SM	PM
Concrete masonry unit	-	-
Split faced block	-	SM
Glass block	-	SM
EIFS	-	SM

6. **FAÇADE ARTICULATION AND COMPOSITION**

a. **Building Elements**

Building element standards apply to front and street-side facades.

1. All buildings shall include at least two of the following elements:
 1. Two or more exterior finishes (i.e. materials)
 2. Two or more changes in roof lines
 3. Changes in facade setbacks no greater than 5 feet
 4. Bay windows
 5. Canopies and/or awnings
 6. Pilasters or columns
 7. Water Tables

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8. Balconies
9. Patio
11. Single-purpose residential buildings with three or more units shall provide outdoor spaces for residents. Residential buildings and uses shall include one or more of the following features on the front facade:
 1. **Porches**- Porches are generally slightly above grade with an ornamental rail separating the porch from adjoining grade. Porches must have a minimum depth of 6 feet and shall span at least 50 percent of the front facade width.
 2. **Balconies** - Balconies are outdoor spaces above the ground floor. Balconies must have a guard rail enclosing the usable area. Juliet balconies shall not count toward this requirement.
 3. **Stoops** - Stoops are unenclosed steps and landings providing access to a primary entrance. Stoops must have an ornamental metal rails and masonry cheek walls not exceeding 1 foot in height above the corresponding step. One stoop is required per front facade ground level unit. A minimum of 3 stoops is required to meet this requirement.

b. Doors and Entrances

1. Primary entrances shall provide direct public access from Main Street to individual shops or businesses, lobby entrances, or to individual dwelling units. Primary entrances shall also be required for the following intersecting streets within the overlay boundaries: 31st Street, Linwood Boulevard, Armour Boulevard, 39th Street, Westport Road, 43rd Street and Emanuel Cleaver II Boulevard. On corner lots, entrances at building corners may be used to satisfy this requirement.
11. Primary entrances must be accentuated with two or more of the following architectural features:
 1. Change in building material
 2. Tile flooring
 3. Recessed entrance (setback no greater than 5 feet) with sidelight windows
 4. Transom windows and/or sidelight windows
 5. Porticos

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6. Canopies and/or awnings
 7. Projecting signage
 8. Decorative lighting
- iii. Residential primary entrances shall not exceed 36 inches above grade. Non-residential primary entrances shall not exceed 12 inches above grade.

c. Patios

1. Up to 60 percent of a facade may be setback a maximum of 15 feet to allow for a patio.
- ii. Patios may be used for Outdoor Retail - Class A, dining or gathering space. Patios may not be used for outdoor storage.
- iii. Patios may be roofed with a permanent structure attached to the principal structure. No tents or other temporary structures shall be erected within the patio.
- iv. Patios must be enclosed with a permanent rail or wall constructed of metal, masonry, or wood and shall be no taller than 3 feet in height.

7. TRANSPARENCY

- a. At least 60 percent of the facade fronting Main, between 3 feet and 10 feet above the sidewalk must be comprised of windows that allow clear views of indoor space or product display areas. On corner lots, this 60 percent transparency requirement applies only along Main. The minimum transparency standard for facades fronting streets other than those listed above is 40 percent, between 3 feet and 10 feet. Facades fronting parkways and boulevards shall comply with the standards set forth in 88- 323 "Boulevard and Parkway Standards."
- b. Buildings used solely for residential purposes may reduce their transparency to 40 percent on the first story, measured between 3 ½ feet above the finished floor and the interior ceiling.
- c. The minimum transparency for the second story and above must be 40 percent on any facade fronting a street.
- d. Display windows that do not provide views into the interior of the building may be counted towards satisfying up to 50 percent of the minimum ground-level transparency requirements, provided that they are internally illuminated and are at least 3 feet in depth.

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- e. For non-residential structures, the bottom of any window or product display window used to satisfy the ground-level transparency requirements shall not be more than 3.5 feet above the adjacent sidewalk.
- f. The bottom of any window used to satisfy transparency requirements for stories above the ground-level shall not be more than 3.5 feet above the interior floor.
- g. No existing building shall be altered in such a way that reduces transparency below the required or existing amount.
- h. Illumination of windows, display windows and primary entrances shall not have any effects of movement, flashing, scintillation, rolling, dissolving, fading or similar effects.
- i. No obstructions shall be placed on the outside of the window or door, including but not limited to bars, solid screens, signage, and shutters. Boards may be utilized in compliance with Chapter 48 (Nuisances). Required transparency shall not be obstructed by interior signage.

8. PARKING AND LOADING

In addition to the standards of 88-420 Parking and Loading, the following standards apply in the Main Overlay District:

- a. Any off-street parking provided must be located behind the building, in the side yard, within or under the building. Parking is not allowed in the street-side yard or front yard. Off-street parking shall be located no closer to an adjacent street than the front building line nearest the parking. On a boulevard, parking located on the side of a building shall be set back a minimum of 10 feet behind the front building line or 30 feet from the right-of-way, whichever is greater.
- b. Tenant spaces shall be included on the ground level of parking garage facades fronting Main. Spaces accommodating these uses shall have a minimum depth of 20 ft. and span a minimum of 50 percent of the total garage frontage.
- c. When available, access shall be taken from side streets or alleys.
- d. Vehicular egress shall only allow right-out traffic.
- e. Vehicular Access Points on the same property shall be spaced at least 100 feet apart. The number of allowed vehicular access points shall not exceed the following table:

From	Allowed Curb Cuts
H4!	1

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151-500 ft.	<u>2</u>
501 ft. - 1,000 ft.	<u>3</u>
1,001 ft. <	<u>One additional curb cut per 500 feet of frontage</u>

9. SCREENING, FENCING AND WALLS

- a. In addition to 88-425-08 Screening of Containers and Mechanical/Utility Equipment the following standards must be met:
 - i. Dumpsters and ground level mechanical/utility equipment must be located in the rear yard or can be located in the side yard if setback 20 feet from Main. Dumpsters and ground level mechanical/utility equipment shall not be located in the front or street-side setback.
 - ii. Dumpsters shall be no closer to the street than the front building line.
 - m. Screening materials must be the same as the primary building materials.
 - iv. Access for dumpsters and mechanical/utility equipment must be shared with any access for required parking.
- b. Fencing and walls within the overlay district shall comply with the following standards:
 - i. No fence over 6 feet shall be erected on any lot.
 - ii. On a boulevard fencing must be of steel, iron, concrete, stone, or brick. Wood picket, stockade or chain link fencing is not permitted, per the Boulevard and Parkway Standards in Section 88- 323.
 - iii. Within 20 feet of the Main Street right-of-way lines:
 - 1. Fencing must meet or exceed 80 percent transparency.
 - 2. Freestanding walls shall not exceed 36 inches in height. Fencing or a combination of fencing and a freestanding wall shall not exceed 48 inches in height.
 - 3. Retaining walls adjacent to Main Street shall not exceed 48 inches in height.
 - 4. Freestanding and retaining walls shall be constructed of brick, pre-cast concrete, cast-in-place concrete-textured, stone or cast stone.
 - 5. Chain link, vinyl, plastic, wood, and similar materials are prohibited.

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- iv. Barbed-wire, razor wire, metal sheeting and similar materials are prohibited fencing materials.
 - v. The finished side of the fence or wall must face the adjacent property or the street.
 - vi. Patios shall be enclosed in accordance with 5(c) of this overlay.
 - vii. At a minimum, a 36 inch tall decorative fence made of wrought iron or other metal picket shall be provided to enclose vehicular use areas from public right-of-ways. Said fence shall be located within the required perimeter landscape buffer strip.
- c. When a vehicular use area is adjacent to a public right-of-way or a residential district, perimeter landscaping in accordance with 88-425-05 must be provided to provide physical and visual separation. Landscape buffer strips shall have a minimum depth of 5 feet. This requirement applies only when there are no intervening buildings between the right-of-way and the vehicular use area.

10. SIGNAGE

- a. One wall sign; one awning, canopy or marquee sign; and one projecting sign per tenant with customer entrance are permitted, covering a maximum of 10 percent per tenant elevation.
- b. Monument signs are prohibited, unless on a lot with a minimum of 100 feet of frontage and applies with at least one of the following criteria:
 - i. The lot is developed with an existing principal structure is setback at least 30 feet from the property line adjacent to Main Street.
 - ii. The lot has an existing pole sign. The pole sign may be replaced with a monument sign.
 - iii. The sign is attached to or incorporated into freestanding wall or retaining wall.
 - iv. The site is a contributing official local or national historic landmark or a contributing building within an official local or national historic district.
- c. When allowed, one monument sign is permitted per street frontage. Monument signs shall not exceed 20 square feet in area and 4 feet in height. Monument signs shall be constructed of primary materials matching the principal building. Content shall consist of pin-mounted channel letters, die cut graphics, and/or engraved text. The area surrounding the monument sign shall be landscaped. Monument signs shall be setback in accordance with one of the following standards:

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1. On interior lots, monument signs shall be setback a minimum of five feet.
 11. On corner lots, monument signs shall be setback a minimum of 10 feet. Signs have a lesser setback if the proposed sign will not block any site distance triangles.
 111. When attached to wall or fence, signs may not extend above the top of the wall or fence. Monument signs may not project more than 3 inches from the face of the wall or fence.
- d. A projecting sign mounted perpendicular to a building wall shall not exceed 12 square feet in area; if mounted radially on a building corner, it shall not exceed 24 square feet in area. The sign shall not exceed 50 percent of its projecting distance in thickness. Projecting signs shall not project more than 4 feet from the building face, with a minimum clearance of 8 feet. On building corners, the sign shall not project more than 5 feet. No more than 50 percent of a projecting sign shall project above the parapet of the building.
 - e. Wall signs shall be die cut and/or channel letter signs. Signs located on the ground level of the building shall be pin-mounted. Raceway-mounted channel letter signs are allowed on the second story and above. Raceways shall be painted or designed to match the material on which the sign is affixed.
 - f. Incidental signs are permitted in the district, according to the standards of 88-445-08-G.
 - g. Hand-painted wall signs are allowed subject to administrative approval by the director of city planning and development. On the front or street-side facade of a building, hand-painted signs may not exceed 10 percent of the wall area and count as one wall sign per 10a. Hand-painted signage located on a non-street side facade shall not exceed 50 percent of the facade area and shall be the only sign on that facade.
 - h. Historical wall signs, hand-painted signs, neon signs, and projecting signs that advertise closed or off-site businesses may remain and shall not count toward any signage requirements if established more than 50 years from the date of application. Historical signs may be removed and reinstalled for restoration. Retention of historical signs must receive approval by the director of city planning and development. In no case shall a pylon sign be considered a historical sign.
 - i. Roof signs are allowed within transit nodes. Roof signs shall be die cut and/or channel letter signs. Supporting structures must consist of the fewest number of supporting members without embellishments. Roof signs are permitted on buildings if the top of the highest portion of the roof

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is at least 30 feet above grade. The maximum horizontal dimension of a roof sign may not exceed 50 percent of the width of the wall it most closely parallels or 20 feet, whichever is less. The maximum height of a roof sign and its supporting structure may not exceed 6 feet, measured from the elevation of top of the highest parapet to the top of the sign. Roof signs shall not be constructed of wood.

- J. Signs on the ground level shall be indirectly or halo lit. Signs on the second story and above may be internally lit, indirectly or halo lit. Sign lighting shall not exceed 1 foot candle measured from the property line.
- k. Animated neon signs may be permitted with administrative approval of the director of city planning and development.
- l. Electronic, digital, and/or motorized signs, and outdoor advertising signs are prohibited within the district.

Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

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