

COMPARED VERSION  
NEW ORDINANCE TO CODE BOOKS

ORDINANCE NO. 220638

Amending the Main Corridor Overlay District, which was created by Committee Substitute for Ordinance No. 171037 and includes design and use regulations for property generally located along Main Street from 27<sup>th</sup> Street on the north to Emanuel Cleaver II on the south, to permit a drive-through restaurant to be redeveloped with dual drive-through lanes. (CD-CPC-2022-00048).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. 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 amending a Special Character Overlay District for the Main Corridor, which was created by Committee Substitute for Ordinance No. 171037, 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

2819 Main / Lots 179 180 & 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

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 DeGroff Way 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. th e 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 w 107.62' to e 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 Park s 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 s a dist 210 ft th e 209.47 ft th n 210 ft to n li 39th St th w to pob

17-19 E 39th St/Vac lot Hyde Park s 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' th e 5' th n 50' th e 45' th n 15' th e 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 th e 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 frt one li Main St bet pts 229.75 & 275 ft s of present s li 39th St & rng e 121.5 ft prt of Lot 4 Sub of John Harris Est

3927 Main / 60 ft frt on e li of Main St bet pts 275 & 335 ft s of present s li 39th St & rng 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 th e 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 5 th 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 on e 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 beg on e li Main St 415 ft s of n li SW 1/4 Sec 20 49 33 th e 116.5 ft th s 100 ft th w to e ly li Main St th nwly alg sd e ly 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 e ly li Main St th sely alg sd e ly 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 drn at r/a with e li of sd Lot & 90.8 ft n of se cor

10 E 40th St Klein Place all Lot 14 ly s of li drn 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

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 25 th 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' to pob (known as Tr-1 cert sur T-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 th e to w li of vac 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 ly e 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 ly e & 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 Main/Vac lot West Estate Lot 24

4400 Walnut/Vac lot West Estate Lot 35 4405 Main/Vac lot West Estate Lot 25 4404 Walnut/Vac lot West Estate Lot 36

4409 Main/Vac 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

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 Add s 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 Add s 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 Add s 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 cor 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 cor sd lot th n alg e li 174.29 ft th n 87 deg 24 min 18 sec w 250 ft to w 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 10 th s 60 ft to pt 14.5 ft s of nw cor Lot 9 th 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

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 th e at r/a to e 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 w on sd n li to inter with ely li of r/w of kc w pt belt ry co th

nwly algsd e li of r/w to inter of e li of Main St th n on e 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 des course 72.43 ft to pt 222.25 ft n of n li Brush Creek Blvd & 81 ft e of e li Main St th e 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 m/l 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 cor 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 to ri 1168.15 ft mol th cont nly alg curv to lf 810 ft mol th e 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 ly e of rr r/w & n 40 ft of lot 14 ly e of ffr/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 cor of n 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 ly e & adj & vac alley ly s of Lot 14, West Est

4406 Main / Lot 14 West Estate

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

4326 Main/Vac 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 Baltimore/Vac lot Stephens & Smiths Sub Amended Plat s 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

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 Sub s 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 on e 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 ely 30 ft of sly 20 ft Lot 9 & ely 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 th e parl to n li 41st St 3.80 ft th s parl t w li Main St 101.21 ft to n li 41st St th e 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 to w li Main St 101.21 ft th w parl to n li 41st St 3.80 ft th n parl to w li Main St to n li Lot 7 th w to w li Bonhams Add to Westport th s to n li 41st St th e to pob & all vac alys 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 Place s 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 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 wide ly 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 th e 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 of ne cor of lot 6 th 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 drn at r/a to ely of Kearney Heights 76 ft m/l th nwly on li drn atr/a 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

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 Park s 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 Park e 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

309 W 39th St / E 30 ft of w 60 ft of n 10 2/3 ft Lot 18 e 30 ft of w 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 of w 105.167 ft of Lot 7 & all of Lots 8 & 9

3836 Wyandotte Arnolds Resurvey of T 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 of w 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 Park s 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 Hyde Park

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

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 [ark 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 m/l th n  
288 ft th e 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 4 th 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 Wyandotte/Vehicle 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 m/l 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 ne cor sd Lot 7 th 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 7 th 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 K1140849 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 of ne 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 8 th e 168 ft m/l 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 to n 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

Mouny 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

Park Reserve Condominiums Units 2101-2308 Park Reserve Yosemite Condominiums---Lot 1

Park Reserve Condominiums Units 1001-1504 common element.

This amendment to the Main Corridor Overlay District, is shown outlined on a map marked Section 88-20A1134, 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**

- i. 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.

- ii. If provisions of this overlay district are inconsistent with Chapter 88, the provisions of this overlay district shall apply.
- iii. 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 or amendments are made to existing MPD or UR plans the standards of this document shall be met. Restaurants, as defined in Chapter 88, zoning and development code, with a single lane drive-through which 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 Corridor Overlay as part of a development plan approval process pursuant to Section 88-517-09 of the zoning and development code.
- 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, Façade 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 enlargement or expansion area.
3. **Façade Changes**  
Compliance with this article applies to façade changes to existing buildings.
4. **Change of Use or Occupancy**  
Compliance with use standards apply whenever the use or occupancy of a property changes.
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**

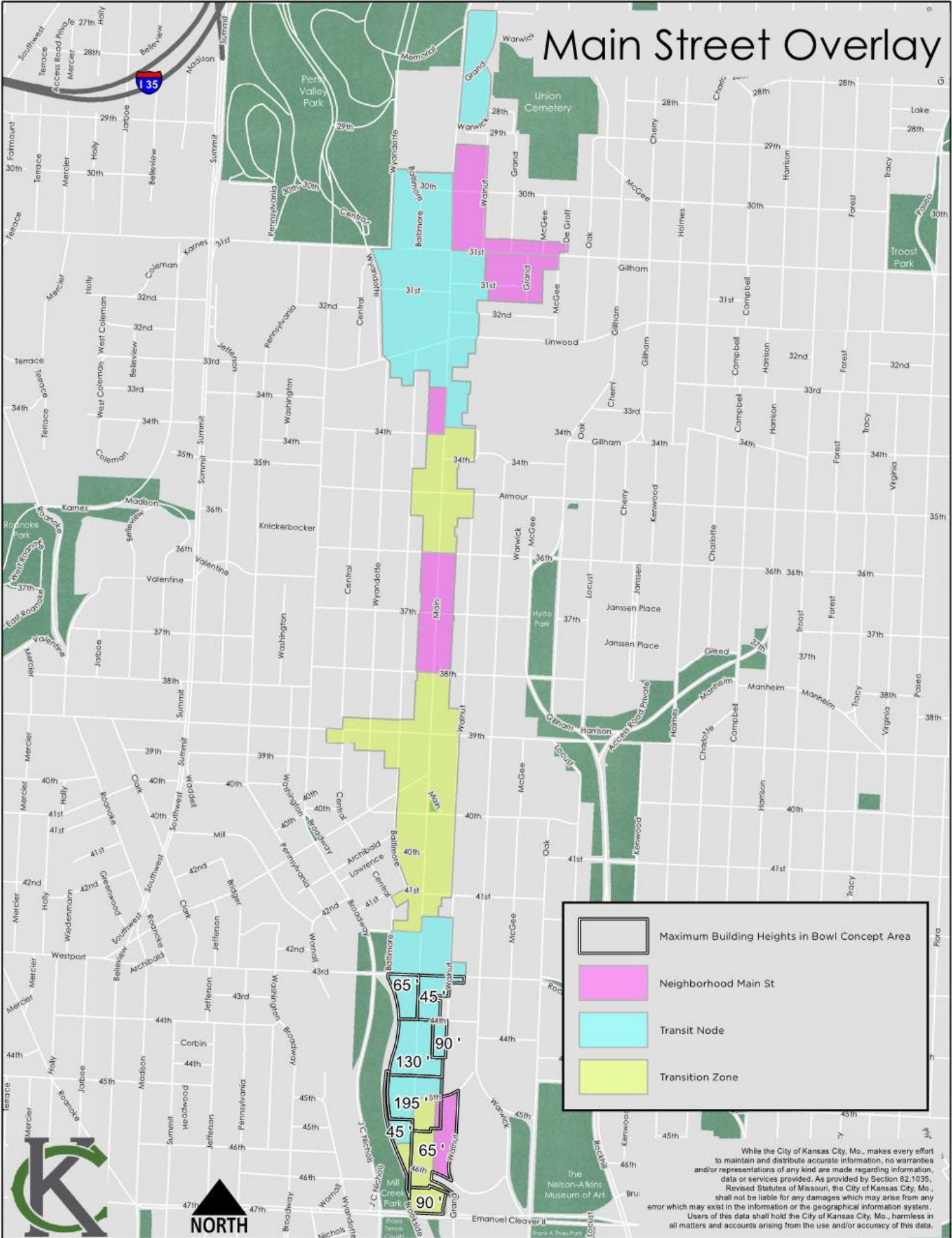
Transit nodes are centered around a rapid transit stop. Transit nodes encourage an appropriate mixture of density and uses around rapid transit stops to increase ridership and support transit investments. These nodes are characterized by compact development that facilitates access between rapid transit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



# Main Street Overlay



	Maximum Building Heights in Bowl Concept Area
	Neighborhood Main St
	Transit Node
	Transition Zone

While the City of Kansas City, Mo., makes every effort to maintain and distribute accurate information, no warranties and/or representations of any kind are made regarding information, data or services provided. As provided by Section 82.1035, Revised Statutes of Missouri, the City of Kansas City, Mo., shall not be liable for any damages which may arise from any error which may exist in the information or the geographical information system. Users of this data shall hold the City of Kansas City, Mo., harmless in all matters and accounts arising from the use and/or accuracy of this data.

### 3. USES

#### a. Use Specific Standards

##### i. 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 single lane drive-through restaurant which existed in a MPD or UR district prior to January 18, 2017 creates dual drive-through lanes as part of a restaurant rebuild as allowed pursuant to Section 1.b.iv of this Main Corridor Overlay:

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 corner 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.

##### iii. 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.

**MAIN CORRIDOR OVERLAY USE TABLE**

Use Category <i>specific use type</i>	O	B1	B2	B3	B4	M1	M2	M3	M4	Use-Specific Standards
<b>RESIDENTIAL</b>										
<b>Household Living</b>										
<i>Single family home</i>	P	P	P	P	P	S	S	S	S	88-110-04 & 88-110-06-C. 88-323
<i>In single-purpose residential building</i>	–	P	P	P	P	P	P	P	P	88-323
<i>Above ground floor (in mixed-use building)</i>	P	P	P	P	P	P	P	P	P	88-323
<b>Group Living</b>										88-350
<i>Group home</i>	S	S	S	S	S	S	S	S	S	88-350
<i>Domestic violence residence</i>	P	P	P	P	P	S	S	S	S	88-350
<i>Domestic violence shelter</i>	P	P	P	P	P	S	S	S	S	88-350
<i>Nursing home</i>	P	P	P	P	P	S	S	S	S	88-350
<i>Fraternity, sorority, dormitory</i>	P	P	P	P	P	S	S	S	S	88-350
<i>Convent/Monastery</i>	P	P	P	P	P	S	S	S	S	88-350
<b>PUBLIC/CIVIC</b>										
<b>Bicycle Sharing Facilities</b>	P	P	P	P	P	P	P	P	P	88-322
<b>Club, Lodge, or Fraternal Organization</b>	P	P	P	P	P	P	P	P	P	
<b>College/University</b>	P	P	P	P	P	P	P	P	P	
<b>Day Care</b>										
<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	
<b>Detention and Correctional Facilities</b>	–	–	–	–	–	–	–	–	–	88-335
<b>Halfway House</b>	–	–	–	–	–	–	–	–	–	88-352
<b>Hospital</b>	S	P	P	P	P	P	P	P	P	
<b>Library/Museum/Cultural Exhibit</b>	P	P	P	P	P	–	–	–	–	

<b>Park/Recreation</b> (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	88-805-03-H.
<b>Religious Assembly</b>	P	P	P	P	P	P	P	P	P	
<b>Safety Services</b>										
<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	
<b>School</b>	P	P	P	P	P	P	P	P	P	
<b>Utilities and Services</b> (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	
<b>COMMERCIAL</b>	<b>O</b>	<b>B1</b>	<b>B2</b>	<b>B3</b>	<b>B4</b>	<b>M1</b>	<b>M2</b>	<b>M3</b>	<b>M4</b>	<b>Use-Specific Standards</b>
<b>Adult Business</b>										88-310
<i>Adult media store</i>	-	-	-	-	-	-	-	-	-	88-310
<i>Adult motion picture theater</i>	-	-	-	-	-	-	-	-	-	88-310
<i>Sex shop</i>	-	-	-	-	-	-	-	-	-	88-310
<b>Animal Services</b>										88-315
<i>Sales and grooming</i>	-	P	P	P	P	P	P	P	P	88-315
<i>Shelter or boarding</i>	-	-	P	P	P	P	P	P	P	88-315 & MCO Use-Specific Standards
<i>Stable</i>	-	-	-	-	-	-	-	-	-	88-315
<i>Veterinary office</i>	-	-	P	P	P	P	P	P	P	88-315
<b>Artist Work or Sales Space</b>	P	P	P	P	P	P	P	P	P	
<b>Building Maintenance Service</b>	-	-	-	P	P	P	P	P	P	
<b>Business Equipment Sales and Service</b>	-	-	P	P	P	P	P	P	P	
<b>Business Support Service</b> (except as noted below)	-	-	-	P	P	P	P	P	P	
<i>Day labor employment agency</i>	-	-	-	-	-	-	-	-	-	88-331
<b>Communications Service Establishments</b>	-	-	-	P	P	P	P	P	P	
<b>Drive-Through Facility</b>	-	-	-	S	S	S	S	S	S	88-340 & MCO Use-Specific

										Standards
<b>Eating and Drinking Establishments</b>										
<i>Restaurant</i>	P	P	P	P	P	P	P	P	P	
<i>Tavern or nightclub</i>	–	–	–	P/S	P/S	P/S	P/S	P/S	P/S	MCO Use-Specific Standards
<i>Smoking lounge</i>	–	–	–	–	–	–	–	–	–	
<b>Entertainment and Spectator Sports</b>										
<i>Indoor small venue (1–149 capacity)</i>	–	–	S	P	P	P	P	P	P	
<i>Indoor medium venue (150–499 capacity)</i>	–	–	S	S	S	S	S	S	S	
<i>Indoor large venue (500+ capacity)</i>	–	–	–	S	S	S	S	S	S	
<i>Outdoor (all sizes)</i>	–	–	–	S	S	S	S	S	S	
<b>Financial Services</b>										
<i>Bank</i>	P	P	P	P	P	P	P	P	P	
<i>Pawn shop</i>	–	–	–	–	–	–	–	–	–	
<i>Savings and loan association</i>	P	P	P	P	P	P	P	P	P	
<i>Short-term loan establishment</i>	–	–	–	–	–	–	–	–	–	88-325
<b>Food and Beverage Retail Sales</b>	–	–	S	P	P	P	P	P	P	
<b>Funeral and Interment Service</b>										88-345
<i>Cemetery/columbarium/mausoleum</i>	–	–	–	–	–	–	–	–	–	88-345
<i>Crematory</i>	–	S	S	–	–	–	–	–	–	88-345
<i>Undertaking</i>	–	S	P	S	S	S	S	S	S	88-345
<b>Gasoline and Fuel Sales</b>	–	–	–	–	–	–	–	–	–	88-323
<b>Lodging</b>										
<i>Bed and breakfast</i>	–	P	P	P	P	–	–	–	–	88-320
<i>Hotel/motel</i>	–	–	–	P	P	P	P	P	P	88-323 & 88-378
<i>Recreational vehicle park</i>	–	–	–	–	–	–	–	–	–	
<b>Mobile Vendor Park</b>	–	–	P	P	P	P	P	P	P	88-358
<b>Office, Administrative, Professional or General</b>	P	P	P	P	P	P	P	P	P	
<b>Office, Medical (except as noted below)</b>	P	P	P	P	P	P	P	P	P	
<i>Blood/plasma center</i>	–	–	–	–	–	–	–	–	–	
<b>Parking, Accessory</b>	P	P	P	P	P	P	P	P	P	88-323
<b>Parking, Non-accessory</b>	–	–	–	P	P	P	P	P	P	3biv
<b>Personal Improvement Service</b>	P	P	P	P	P	P	P	P	P	

<b>Repair or Laundry Service, Consumer</b>	–	P	P	P	P	P	P	P	P	
<b>Research Service</b>	P	P	P	P	P	P	P	P	P	
<b>Retail Sales</b>	–	P	P	P	P	P	P	P	P	
<i>Outdoor Retail Sales – Class A</i>	–	–	–	P	P	P	P	P	P	88-366-01
<i>Outdoor Retail Sales – Class B</i>	–	–	–	–	–	–	–	–	–	88-366-02
<b>Reuse of designated historic landmark (local or national) if proposed use is not permitted</b>	P/S	P/S	P/S	S	S	S	S	S	S	88-367
<b>Sports and Recreation, Participant</b>										
<i>Indoor</i>	–	P	P	S	S	S	S	S	S	
<i>Outdoor</i>	–	–	–	S	S	S	S	S	S	
<b>Vehicle Sales and Service</b>										
<i>Car wash/cleaning service</i>	–	–	–	–	–	–	–	–	–	
<i>Heavy equipment sales/rental</i>	–	–	–	–	–	–	–	–	–	
<i>Light equipment sales/rental (indoor)</i>	–	–	–	–	–	–	–	–	–	88-323
<i>Light equipment sales/rental (outdoor)</i>	–	–	–	–	–	–	–	–	–	
<i>Motor vehicle repair, limited</i>	–	–	–	–	–	–	–	–	–	88-323
<i>Motor vehicle repair, general</i>	–	–	–	–	–	–	–	–	–	88-323
<i>Vehicle storage/towing</i>	–	–	–	–	–	–	–	–	–	88-375
<b>INDUSTRIAL</b>	<b>O</b>	<b>B1</b>	<b>B2</b>	<b>B3</b>	<b>B4</b>	<b>M1</b>	<b>M2</b>	<b>M3</b>	<b>M4</b>	<b>Use-Specific Standards</b>
<b>Junk/Salvage Yard</b>	–	–	–	–	–	–	–	–	–	88-425-09
<b>Manufacturing, Production and Industrial Service</b>										
<i>Artisan (except as noted below)</i>	–	P	P	P	P	P	P	P	P	
<i>Artisanal Food and Beverage Manufacturing</i>	–	P	P	P	P	P	P	P	P	88-318
<i>Catering Establishments</i>	–	S	S	S	P	P	P	P	P	88-318
<i>Limited</i>	–	–	–	–	–	S	S	S	S	
<i>General</i>	–	–	–	–	–	–	–	–	–	88-323
<i>Intensive</i>	–	–	–	–	–	–	–	–	–	
<b>Mining and Quarrying</b>	–	–	–	–	–	–	–	–	–	88-355
<b>Recycling Service</b>										
<i>Limited</i>	–	–	–	–	–	–	–	–	–	
<i>General</i>	–	–	–	–	–	–	–	–	–	
<b>Self-Storage Warehouse</b>	–	–	–	–	–	–	–	–	–	88-323 &

										88-369
<b>Warehousing, Wholesaling, Storage, and Freight Movement</b>										
<i>Indoor</i>	-	-	-	-	-	-	-	-	-	88-323
<i>Outdoor</i>	-	-	-	-	-	-	-	-	-	88-323 & 88-378
<b>Waste-Related Use</b>										
<i>Composting Facility</i>	-	-	-	-	-	-	-	-	-	88-328
<i>Demolition debris landfill</i>	-	-	-	-	-	-	-	-	-	88-380
<i>Solid waste separation facility</i>	-	-	-	-	-	-	-	-	-	88-380
<i>Transfer station</i>	-	-	-	-	-	-	-	-	-	88-380
<b>AGRICULTURE</b>	<b>O</b>	<b>B1</b>	<b>B2</b>	<b>B3</b>	<b>B4</b>	<b>M1</b>	<b>M2</b>	<b>M3</b>	<b>M4</b>	<b>Use-Specific Standards</b>
<b>Agriculture, Animal</b>	-	-	-	-	-	-	-	-	-	*Chapter 14
<b>Agriculture, Crop</b>	-	-	-	-	-	-	-	-	-	88-312-01
<b>Agriculture, Urban</b>										
<i>Home garden</i>	P	P	P	P	P	P	P	P	P	88-312-02-A
<i>Community garden</i>	P	P	P	P	P	P	P	P	P	88-312-02-B
<i>Community-supported agriculture (CSA) farm</i>	P	P	P	P	P	P	P	P	P	88-312-02-C
<b>ACCESSORY SERVICES</b>	<b>O</b>	<b>B1</b>	<b>B2</b>	<b>B3</b>	<b>B4</b>	<b>M1</b>	<b>M2</b>	<b>M3</b>	<b>M4</b>	<b>Use-Specific Standards</b>
<b>Wireless Communication Facility</b>										
<i>Freestanding</i>	-	-	P	P	P	P	P	P	P	88-385
<i>Co-located antenna</i>	P	P	P	P	P	P	P	P	P	88-385

#### 4. LOT AND BUILDING STANDARDS

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

<b>LOT AND BUILDING STANDARDS</b>	
<b>Lot Size</b>	None
<b>Floor Area Ratio</b>	Neighborhood Main Street: Refer to underlying zoning

	<u>Transitional Zones:</u> <ul style="list-style-type: none"> <li>• Minimum: 0.5</li> </ul> <u>Transit Nodes:</u> <ul style="list-style-type: none"> <li>• Minimum: 1.0</li> </ul>
<b>Minimum Frontage</b>	70 percent
<b>Max. Front Yard Setback</b>	<u>Neighborhood Main Street:</u> 10 feet <u>Transitional Zones:</u> 5 feet <u>Transit Nodes:</u> 0 feet
<b>Max. Street-side Setback</b>	<u>Neighborhood Main Street:</u> 10 feet <u>Transitional Zones:</u> 5 feet <u>Transit Nodes:</u> 0 feet
<b>Min. Rear Yard Setback</b>	
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. <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
<b>Height on Main Street</b>	<u>Neighborhood Main Street:</u> <ul style="list-style-type: none"> <li>• Minimum 2 stories</li> <li>• Maximum 5 stories</li> </ul> <u>Transitional Zones:</u> <ul style="list-style-type: none"> <li>• Minimum 2 stories</li> <li>• Maximum 10 stories</li> </ul> <u>Transit Nodes:</u> <ul style="list-style-type: none"> <li>• Minimum 3 stories</li> <li>• Maximum 15 stories</li> </ul> <u>BOWL CONCEPT AREA:</u> <ul style="list-style-type: none"> <li>•Maximum building heights shall not exceed heights specified in areas labeled “Maximum Building Heights in Bowl Concept Area.”</li> </ul>

**b. Exceptions to Lot & Building Standards**

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

**EXCEPTIONS TO THE LOT AND BUILDING STANDARDS**



<b>Feature</b>	<b>Maximum percent of façade</b>	<b>Maximum setback</b>
<b>Changes in façade setback from the maximum allowed setback</b>	Fronting street: 50 percent Fronting side yard: 75 percent	5 ft.
<b>Recessed primary entrance</b>	25 percent	5 ft.
<b>Patio (see patio standards below)</b>	60 percent	15 ft.

- ii. No more than 75 percent of the front façade 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 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 façade.

**c. Prohibited Materials**

Materials identified with an “-“ are expressly prohibited.

**d. Material Transition**

Primary and secondary front façade 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.

<b>ALLOWED ARCHITECTURAL MATERIALS</b>		
<b>Material</b>	<b>Façade Fronting:</b>	
	<b>Front and Street-side Yard</b>	<b>Side and Rear Yard</b>
<b>Brick</b>	PM	PM
<b>Stone</b>	PM	PM
<b>Cast stone</b>	PM	PM
<b>Glass</b>	PM	PM
<b>Terra cotta</b>	PM	PM
<b>Tile</b>	SM	PM
<b>Concrete</b>		
>> <b>Cast-in-place concrete – smooth/no texture</b>	-	PM
>> <b>Cast-in-place concrete – textured or patterned</b>	SM	PM
>> <b>Pre-cast concrete</b>	PM	PM
<b>Stucco</b>	SM	PM
<b>Metal</b>	SM	PM
<b>Wood</b> (rough sawn wood is not permitted)	SM	PM
<b>Fiber cement</b>		
>> <b>Fiber cement panels</b>	PM	PM
>> <b>Fiber cement clapboard siding</b>	SM	PM
<b>Fiberglass replication</b>	SM	PM
<b>Concrete masonry unit</b>	-	-
<b>Split faced block</b>	-	SM
<b>Glass block</b>	-	SM

EIFS	-	SM
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**6. FAÇADE ARTICULATION AND COMPOSITION**

**a. Building Elements**

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

- i. 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 façade setbacks no greater than 5 feet
  - 4. Bay windows
  - 5. Canopies and/or awnings
  - 6. Pilasters or columns
  - 7. Water Tables
  - 8. Balconies
  - 9. Patio
  
- ii. 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 façade:
  - 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 façade 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 façade ground level unit. A minimum of 3 stoops is required to meet this requirement.

**b. Doors and Entrances**

- i. 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: 31<sup>st</sup>

Street, Linwood Boulevard, Armour Boulevard, 39<sup>th</sup> Street, Westport Road, 43<sup>rd</sup> Street and Emanuel Cleaver II Boulevard. On corner lots, entrances at building corners may be used to satisfy this requirement.

- ii. 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
  - 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**

- i. Up to 60 percent of a façade 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 façade 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 façade 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.
- 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:



<b>ALLOWED VEHICULAR ACCESS POINTS</b>	
<b>Frontage</b>	<b>Allowed Curb Cuts</b>
<150 ft.	1
151-500 ft.	2
501 ft. – 1,000 ft.	3
1,001 ft. <	One additional curb cut per 500 feet of frontage

**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.
  - iii. 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.

- 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:
  - i. On interior lots, monument signs shall be setback a minimum of five feet.
  - ii. 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.
  - iii. 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 façade 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 façade shall not exceed 50 percent of the façade 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 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 B. 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.

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

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Secretary, City Plan Commission

Approved as to form and legality:

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Sarah Baxter

Senior Associate City Attorney