File #: 220398, **Version:** 1

ORDINANCE NO. 220398

Amending Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning & Development Code periodic review. (CD-CPC-2021-00186

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Code of Ordinances, is hereby amended by enacting Section 88-332, and by repealing sections 88-110-03, 88-120-03, 88-130-04, 88-140-03, 88-255, 88-270-08, 88-275-02, 88-305-12, 88-318, 88-321, 88-408, 88-420-04, 88-420-06, 88-445-06, 88-505-12, 88-515-02, 88-517-03, 88-518-03, 88-575-03, 88-620-B, 88-805-04, 88-810-728, 88-810-1430, and 88-820-01, and enacting in lieu thereof new sections of like number and title, with said new sections to read as follows:

88-120-03 USES

88-120-03-A. USE TABLE

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

88-120-03-B. USE CLASSIFICATION SYSTEM

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

88-120-03-C. PERMITTED USES

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

88-120-03-D. SPECIAL USES

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

88-120-03-E. PROHIBITED USES

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

88-120-03-F. USE STANDARDS

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

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

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

1. Uses identified with a bracketed numeral one "[1]" are prohibited adjacent to and within 150 feet of any park, boulevard, or parkway.

2. Uses identified with a bracketed numeral two "[2]" require special use permit approval if adjacent to and within 150 feet of any park, boulevard, or parkway. (Refer to special use permit procedures in 88-525).

3. Uses identified with a bracketed numeral three "[3]":

   a. are prohibited adjacent to and within 150 feet of any park or boulevard or within a development node, and

   b. require special use permit approval if adjacent to and within 150 feet of any parkway.

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

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

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

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

Additional restrictions on uses located within the area known as the Country Club Plaza, which is the area bounded by Summit Street, Jefferson Street, and Pennsylvania Avenue on the west; W 47th Street, W 46th Street, and W 46th Terrace on the north; Broadway, Wyandotte Street, and JC Nichols Parkway on the east; and Ward Parkway on the south ("Country Club Plaza") are imposed in Table 120-1, as follows:

1. Uses identified with a bracketed numeral four "[4]" are prohibited within the Country Club Plaza.

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

3. Single family dwellings are prohibited within the Country Club Plaza.

Table 120-1 Office, Business, and Commercial Districts Use Table						
USE GROU Groups and	**ZONING DISTRICT**					**Use Stan dards**
Use Categor	**O**	**B1**	**B2**	**B3**	**B4**	
RESIDENTIAL						
Household Living						

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» Single fam	P	P	P	P	P	88-120-03-H.3
» In single-pı	-	P	P	P	P	88-323
» In mixed-u	P	P	P	P	P	
Group Livin	P	P	P	P	P[5]	
PUBLIC/CIVIC						
Bicycle Shar	P	P	P	P	P	88-322
Club, Lodge Organizatio	P	P	P	P	P[5 for Ground Floor Uses]	
College/Univ	P	P	P	P	P[5 for Ground Floor Uses]	
Day Care						
» Home-bas	P	P	P	P	P[5 for Ground Floor Uses]	
» Family (up	P	P	P	P	P[5 for Ground Floor Uses]	
» Group (up	P	P	P	P	P[5 for Ground Floor Uses]	
» Center (21	P	P	P	P	P[5 for Ground Floor Uses]	
Hospital	S	P	P	P	P[5 for Ground Floor Uses]	
Library/Mu	P	P	P	P	P	
Park/Recrea	P	P	P	P	P	
Religious As	P	P	P	P	P	
Safety Service						
» Fire statio	P	P	P	P	P[4]	

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» Police stat	P	P	P	P	P	
» Ambulanc	S	S	S	P	P[4]	
School	P	P	P	P	P[5 for Ground Floor Uses]	
Utilities and below)	S[1]	S[1]	S[1]	S[1]	S[1][5]	
» Basic, min	P	P	P	P	P	88-425-08-B
COMMERCIAL						
Adult Business						
» Adult med	-	-	P[1]	P[1]	P[1][4]	88-310-03
» Adult moti	-	-	-	P[1]	P[1][4]	88-310-02
» Sex shop	-	-	-	P[1]	P[1][4]	88-310-02
Animal Service						
» Sales and	-	P	P	P	P	88-315
» Shelter or	-	-	P	P	P[4]	88-315
» Stable	-	-	-	-	S[4]	88-315
» Veterinary	-	-	P	P	P[5 for Ground Floor Uses]	88-315
Artist Work	-	P	P	P	P	
Building Ma	-	-	-	P	P[5]	
Business Eq	-	-	P	P	P	
Business Su noted below	-	-	P	P	P[5]	
» Day labor	-	-	-	-	S[1][4]	88-331
Communica Establishme	P	-	P	P	P[5]	
Drive-Throu	-	-	P[2]	P[2]	P[2]	88-338 and 88-340
Eating and I (except as n	P	P	P	P	P	
» Tavern or	-	-	P	P	P	
Entertainment Venues and Spectator Sports						
» Indoor sm	-	-	P	P	P[5 for Ground Floor Uses]	

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» Indoor me	-	-	S	P	P[5 for Ground Floor Uses]	
capacity)						
» Indoor larg	-	-	-	S	P[5 for Ground Floor Uses]	
» Outdoor (a	-	-	-	S	P[5]	
Financial Se	S	P	P	P	P	
below)						
» Pawn shop	-	P	P	P	P	
» Short-term	-	-	P[l]	P[1]	P[l][4]	88-325
Food and Be	-	P	P	P	P	
Funeral and Interment Service						
» Cemetery/	S	S	S	S	S	88-345
» Cremating	-	S	S	S	S	88-345-02
» Undertaki	-	S	P	P	P[5]	88-345
Gasoline an	-	S[3]	S[3]	S[3]	P[3][5]	88-323
Lodging						
» Bed and B	-	P	P	P	P[5 for Ground Floor Uses]	88-320
» Hotel/mot	-	-	-	P[2]	P[2]	88-323
» Recreation	-	-	-	S[1]	S[1][4]	
» Short term	-	P	P	P	P	88-321
Mobile Ven	-	-	-	P	P	88-358
Office, Adm	P	P	P	P	P[5 for Ground Floor Uses]	
General						
Office, Medi	P	P	P	P	P[5 for Ground Floor Uses]	
» Blood/plas	-	-	-	S	S	
Parking, Ac	P	P	P	P	P	88-323
Parking, No	-	-	S[1]	P[1]	P[1]	
Personal Im	P	P	P	P	P	

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Repair or L	-	P	P	P	P	
Research Se	P	P	P	P	P[5 for Ground Floor Uses]	
Retail Sales	-	P	P	P	P	
» Outdoor R	-	P	P	P	P	88-366-01
» Outdoor R	-	-	-	P	P[4]	88-366-02
Reuse of offi landmark (l proposed us	S	S	S	S	S	
Sports and Recreation, Participant						
» Indoor	-	P	P	P	P[5 for Ground Floor Uses]	
» Outdoor	-	-	-	P	P[5 for Ground Floor Uses]	
Vehicle Sales and Service						
» Car wash/	-	-	S[1]	P[1]	P[1][5, if not within a parking structure]	
» Heavy equ	-	-	-	S[1]	P[1][4]	
» Light equi	-	-	P[2]	P[2]	P[2]	88-323
» Light equi	-	-	S[1]	S[1]	P[1][5, if not within a parking structure]	
» Motor veh	-	-	S[2]	P[2]	P[2][5]	88-323
» Motor veh	-	-	-	S[2]	P[2][5]	88-323
» Vehicle st	-	-	-	-	P[1][4]	88-375
INDUSTRIAL						
Manufacturing, Production and Industrial Service						
» Artisan	-	P/S	P	P	P	88-318
» Limited						
» General	-	-	-	-	S[4]	
» Intensive	-	-	-	-	S[2][4]	88-323

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» Intensive					S[2][4]	88-323
Recycling Se	-	-	-	-	-	
» Limited						
Self-Storage	-	-	-	-	S[1][4]	
Warehousin Freight Mov	-	-	-	-	P[2][4]	88-323, 88-369
» Indoor						
» Outdoor	-	-	-	-	P[2][4]	88-323, 88-378
AGRICULT	-	-	-	-	-	88-378
Agriculture, Animal						
Agriculture,	P/*	P/*	P/*	P/*	P/*[4]	*Chapter 14
Agriculture,	P	P	P	P	P[4]	88-312-01
» Home Garden						
» Communit	P	P	P	P	P	88-312-02-A
» Communit (CSA)	P	P	P	P	P[4]	88-312-02-B
ACCESSOR	P	P	P	P	P[4]	88-312-02-C
Wireless Communication Facility						
» Freestanding						
» Co-located	-	-	P[1]	P[1]	P[1][4]	88-385
	P	P	P	P	P[5]	88-385

88-130-04 -USES

88-130-04-A. USE TABLE

Uses are allowed in the D zoning districts in accordance with Table 130-1, below.

88-130-04-B. USE CLASSIFICATION SYSTEM

For the purpose of this zoning and development code, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in 88-805. The first column of Table 130-1 lists the groups, categories, and types allowed in one or more D districts.

88-130-04-C. PERMITTED USES

Uses identified with a "P" in Table 130-1 are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning and development code.

88-130-04-D. SPECIAL USES

Uses identified with an "S" in Table 130-1 may be allowed if reviewed and approved in accordance with the special use permit procedures of 88-525. Special uses are subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning and development code.

88-130-04-E. PROHIBITED USES
Uses not listed in the use table and those identified with a "-" are expressly prohibited.

88-130-04-F. USE STANDARDS
The "use standards" column of Table 130-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is permitted as-of-right or requires special use approval.

88-130-04-G. SPECIAL STANDARDS ADJACENT TO AND WITHIN 150 FEET OF PARKS, BOULEVARDS, AND PARKWAYS
Additional regulations and restrictions on uses adjacent to parks, boulevards and parkways are imposed in table 130-1, as follows:

1. Uses identified with a bracketed numeral one "[1]" are prohibited adjacent to and within 150 feet of any park, boulevard, or parkway.

2. Uses identified with a bracketed numeral two "[2]" require special use permit approval if adjacent to and within 150 feet of any park, boulevard, or parkway. (Refer to special use permit procedures in 88-525).

3. Uses identified with a bracketed numeral three "[3]":

    a. are prohibited adjacent to and within 150 feet of any park or boulevard or within a development node, and

    b. require special use permit approval if adjacent to and within 150 feet of any parkway.

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

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

Boulevard and Parkway Standards (88-323) apply to property adjacent to and within 150 feet of boulevards and parkways (not parks). The 150-foot distance is measured from the nearest edge of the right-of-way of the boulevard or parkway to the nearest property line of the lot occupied by, or proposed to be occupied by, the regulated land use. The standards apply only to that portion of the adjacent property (parcel or lot) located within 150 feet of the boulevard or parkway. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Table 130-1Downtown Districts Use Table <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

USE GROUP (refer to 88-805 Use Groups and Categories) <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

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Use Category » specific use type <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>DC <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>DX <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>DR <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>				
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» In mixed-use building <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>P <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>P <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>P <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>				

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-88-140-03 USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-140-03-A. USE TABLE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Uses are allowed in M zoning districts in accordance with Table 140-1, below. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-140-03-B. USE CLASSIFICATION SYSTEM <file:///

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For the purpose of this zoning and development code, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in 88-805. The first column of Table 140-1 lists the groups, categories, and types allowed in M districts. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-140-03-C. PERMITTED USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Uses identified with a "P" in Table 140-1 are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning and development code. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-140-03-D. SPECIAL USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Uses identified with an "S" in Table 140-1 may be allowed if reviewed and approved in accordance with the special use permit procedures of 88-525. Special uses are subject to compliance with the use standards identified in the final column of the table and all other applicable standards of this zoning and development code. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-140-03-E. PROHIBITED USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Uses not listed and those identified with a "-" are expressly prohibited. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-140-03-F. USE STANDARDS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
The "use standards" column of Table 140-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is permitted as-of-right or requires special use approval. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-140-03-G. SPECIAL STANDARDS ADJACENT TO AND WITHIN 150 FEET OF PARKS, BOULEVARDS, AND PARKWAYS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Additional regulations and restrictions on uses adjacent to parks, boulevards and parkways are imposed in table 140-1, as follows: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1. Uses identified with a bracketed numeral one "[1]" are prohibited adjacent to and within 150 feet of any park, boulevard, or parkway. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%

20Cases\CPC%204-19\images\88-130-04-G2.png>

2. Uses identified with a bracketed numeral two "[2]" require special use permit approval if adjacent to and within 150 feet of any park, boulevard, or parkway. (Refer to special use permit procedures in 88-525). <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>

3. Uses identified with a bracketed numeral three "[3]": <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

   a. are prohibited adjacent to and within 150 feet of any park or boulevard or within a development node, and <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>

   b. require special use permit approval if adjacent to and within 150 feet of any parkway. <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Land use restrictions apply to property adjacent to and within 150 feet of parks, boulevards, and parkways. The 150-foot distance is measured from the nearest edge of the right-of-way of the boulevard or parkway or the property boundary of the park to the nearest property line of the lot occupied by, or proposed to be occupied by, the restricted use type. These restrictions apply only to that portion of the adjacent property (parcel or lot) located within 150 feet of the park, boulevard, or parkway. <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Further, all uses or development adjacent to and within 150 feet of any boulevard or parkway (not including a park) and within ¼ mile of a development node shall comply with Boulevard and Parkway Standards per 88-323. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Boulevard and Parkway Standards (88-323) apply to property adjacent to and within 150 feet of boulevards and parkways (not parks). The 150-foot distance is measured from the nearest edge of the right-of-way of the boulevard or parkway to the nearest property line of the lot occupied by, or proposed to be occupied by, the regulated land use. The standards apply only to that portion of the adjacent property (parcel or lot) located within 150 feet of the boulevard or parkway. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Table 140-1Manufacturing Districts Use Table <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

USE GROUP (refer to 88-805 Use Groups and Categories) <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
ZoningDistrict <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

UseStandards <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>		

Use Category » specific use type <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>M1 <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>M2 <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>M3 <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>M4 <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>					
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Household Living <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CP					
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88-318 ARTISAN MANUFACTURING1 <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-318-01 USE STANDARDS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

The use standards of this section apply to all artisan manufacturing uses to ensure that the use and its impacts are compatible with surrounding uses and contribute to the comfort and convenience of the public. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-318-01-A. The production process shall not produce odors, dust, vibration, noise, or other external

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impacts that are detectable beyond the property lines of the subject property. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-318-01-B. All equipment used in the production and all products produced must be located within the principal building. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-318-01-C. In districts B1 and DR, the total floor area of the establishment, including production and retail areas, shall not exceed 5,000 square feet, unless otherwise authorized by the issuance of a special use permit in accordance with 88-525, but in no event shall the total floor area exceed 20,000 square feet. In all other districts, the total floor area of the establishment, including production and retail areas, shall not exceed 20,000 square feet, and no special use permit shall be required. . <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-318-01-D. In Districts B1, B2, DC, DX and DR, at least 10 percent of the total revenue generated at the business shall be attributed to onsite retails sales to the public. In such cases, no more than 90% of the total revenue generated at the business shall be attributed to online sales for offsite consumption or use, or as wholesale. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-318-01-E. When artisan manufacturing is located in the Crossroads Area, Downtown Loop, Downtown Streetcar Area, or Westport Area, all as defined in this zoning and development code, at least 10 percent of the total revenue generated at the business shall be attributed to onsite retail sales to the public, regardless of the zoning district. In such cases no more than 90% of the total revenue generated at the business shall be attributed to online sales for offsite consumption or use, or as wholesale. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-805-05 INDUSTRIAL USE GROUP <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

The industrial use group includes uses that produce goods from extracted materials or from recyclable or previously prepared materials, including the design, storage, and handling of these products and the materials from which they are produced. It also includes uses that store or distribute materials or goods in large quantities. The industrial use group includes the following use categories: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-805-05-A. JUNK/SALVAGE YARD <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

An open area where waste or scrap materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including but not limited to scrap iron and other metals, paper, rags, rubber tires and bottles. A junk or salvage yard includes an auto wrecking yard, but does not include waste-related uses or recycling facilities. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.AUTO WRECKING <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

The collecting and dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked motor vehicles or their parts. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-805-05-B. MANUFACTURING, PRODUCTION AND INDUSTRIAL SERVICES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.ARTISAN <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
On-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment. Typical uses include food and beverage production such as distilleries, breweries, and caterers; small scale personal and household product manufacturing such as woodworking and cabinet shops, ceramic studios, jewelry manufacturing, and similar types of arts and crafts; or very small-scale manufacturing uses that have no negative external impacts on surrounding properties. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

2.LIMITED <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Manufacturing of finished parts or products, primarily from previously prepared materials. Typical uses include: medical marijuana-infused products manufacturing facilities, printing and related support activities; machinery manufacturing; food manufacturing; computer and electronic product manufacturing/assembly; electrical equipment, appliance, component manufacturing/assembly; furniture and related product manufacturing/assembly; a contractor's establishment if the principal use is fabrication and manufacturing; and other manufacturing and production establishments that typically have very few, if any, negative external impacts on surrounding properties. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3.GENERAL <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

a.Manufacturing of finished or unfinished products, primarily from extracted or raw materials, or recycled or secondary materials, or bulk storage and handling of such products and materials. Typical uses include: asphalt plants, concrete plants, textile mills; textile product mills; apparel manufacturing; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; transportation equipment manufacturing; primary metal manufacturing; and fabricated metal product manufacturing. Also includes medical, scientific, or technology-related research establishments that produce odors, dust, vibration, noise, or other external impacts that are detectable beyond the property lines of the subject property. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

b.Industrial service firms engaged in the repair or servicing of industrial or commercial machinery, equipment, products, or by-products. Typical uses include: welding shops; machine shops; industrial tool repair; fuel oil distributors; solid fuel yards; laundry, dry-cleaning, and carpet cleaning plants; and photofinishing laboratories. Excludes uses classified as "repair or laundry services." <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

4.INTENSIVE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Manufacturing of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, and radioactive materials. Also includes smelting, animal slaughtering, and oil refining. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

88-805-05-C. MINING/QUARRYING <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

The extraction of mineral or aggregate resources from the ground for off-site use. Examples include quarrying or dredging for sand, gravel, or other aggregate materials; mining; and oil and gas drilling. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-805-05-D. RECYCLING SERVICE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Any building, portion of building or area in which recyclable material is collected, stored, or processed for the purpose of marketing the material for use as raw material in the manufacturing process of new, reused or reconstituted products. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.LIMITED <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
A recycling facility in which recyclable materials are temporarily stored or collected, or processed by manual separation. (Note: consumer-oriented collection boxes for newspapers, cans, and glass items are considered an accessory use and may be allowed in any zoning district.) <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.GENERAL <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
A recycling facility that, in addition to any activity permitted as part of a limited recycling service, engages in processing of recyclable materials such as cleaning, bundling, compacting, or packing of recyclable materials. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

88-805-05-E. SELF-STORAGE WAREHOUSES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Storage or warehousing service for individuals to store personal effects and for businesses to store materials for operation of an industrial or commercial enterprise elsewhere. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-805-05-F. WAREHOUSING, WHOLESALING, STORAGE, AND FREIGHT MOVEMENT <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

Storage, wholesale sales, and distribution of materials and equipment. Typical uses include storage warehouses; moving and storage firms; trucking or cartage operation; truck staging or storage areas; outdoor storage areas; and wholesale sales of materials and equipment to parties other than the general public. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-805-05-G. WASTE-RELATED USE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Waste-related uses are characterized by the receiving of solid or liquid wastes from other users and sites for transfer to another location; by the collection of sanitary wastes, or other approved waste materials for on-site disposal in landfills; or by the manufacture or production of goods from the composting of organic material. Biomass energy systems that produce energy from the biological breakdown of organic matter produced on-site are considered accessory to the principal waste-related use of the site, except that small, neighborhood or campus-scale waste-to-energy systems are minor, basic utilities and services. The following are specific examples of waste-related uses: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.DEMOLITION DEBRIS LANDFILL <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

A facility or site used for the disposal of demolition waste, construction materials, used building materials, brush, wood waste, soil, rock, concrete and inert solids soluble in water. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

2.SOLID WASTE SEPARATION FACILITY <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

A facility where mixed municipal solid waste is separated into recovered materials and other components either manually or mechanically and further processed for transporting to other facilities, including a solid waste disposal area. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

3.TRANSFER STATION <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
A facility for the transfer and packing of solid waste from smaller collecting vehicles to larger transport vehicles. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-332 DEDICATED PICKUP AREAS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-332-01 DEFINITION <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Dedicated pickup areas are vehicular use areas permanently designed and arranged for drive-up services including but not limited to the delivery of a product sold onsite to an individual in their vehicle, whether that individual is the end consumer or a delivery service employee, or ride services offered to patrons who will or have obtained a product or service available onsite. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-332-02 PURPOSE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

The purpose of these standards is to acknowledge the rapid changes in shopping and transportation technologies and their impacts including the safety of persons involved, signage and lighting. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-332-03 APPLICABILITY <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

These- standards apply to all principal uses with dedicated pickup areas as defined by 88-332-01. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-332-04 STANDARDS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-332-04-A. LOCATION <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

After accessible parking spaces are established, dedicated pickup spaces shall be located on the shortest path to the entrance used by employee or patron. Facilities with multiple such entrances may disperse dedicated pickup spaces. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-332-04-B. SIGNS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1. Non-illuminated permanent wayfinding signs for the purpose of directing drivers and pedestrians to the dedicated pickup area are permitted so long as such signage does not exceed four feet in height, is located onsite, is necessary to direct traffic and for pedestrian safety, and does not impede the safe and efficient flow of pedestrian and vehicular traffic; and <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

2. Permanent pickup area signs are permitted at a rate of one sign per parking space within the dedicated pickup area when such signs do not exceed 6 feet in height and 10 square feet in area. Permanent pickup area signs are permitted at a rate of one sign per two parking spaces within the dedicated pickup area when such signs exceed 6 feet in height and 10 square feet in area. In no case shall these signs exceed 12 feet in height or 20 square feet in area. If illuminated such signs shall be internally illuminated. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-332-04-C. STRIPING <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1. In cases where two or more spaces are located within a dedicated pickup area the area between and around the spaces shall be striped in a manner which clearly delineates pedestrian zones from the parking space to ensure pedestrian safety. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

2. In cases where pedestrians must cross a drive-aisle to access the dedicated pickup area a striped crosswalk shall be provided to alert drivers for pedestrian safety. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-332-04-D. NO IDLING <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1. Pavement marking or signage shall be located at each spot directed toward drivers that idling is not permitted. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-332-04-E. EFFECT ON MINIMUM PARKING REQUIREMENTS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1. For every 1 space provided in the designated pickup area a total of 5 spaces may be subtracted from the minimum number of parking spaces required by Section 88-420-06 and Table 420-1 of this zoning and development code, except that in the case of eating and drinking establishments, 10 spaces may be subtracted from the minimum number of required parking spaces for each individual space provided in the designated pickup area. Notwithstanding the foregoing, in no case shall the total number of parking spaces provided fall below 50 percent of the minimum required by Section 88-420-06 and Table 420-1 of this zoning and development code. . <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-575-03 APPLICATION FILING <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-575-03-A. Complete applications for appeals of administrative decisions must be filed with appropriate

personnel in the city planning and development department. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-575-03-B. Appeals of administrative decisions must be filed within 15 days of the date of the decision being appealed. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-515-02 PREAPPLICATION CONSULTATION <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

A preapplication consultation is required in accordance with 88-505-02 prior to the filing of a zoning map amendment application. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-505-12 PUBLIC ENGAGEMENT <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-505-12-A. PURPOSE. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

The public engagement process described in this section provides a framework for the notification and meeting process for applicants and registered neighborhood/civic organizations and nearby properly owners to provide an opportunity for applicants to provide information and answer questions and hear any concerns about a land use development proposal which may impact the adjacent area. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-505-12-B. APPLICABILITY. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

The public engagement process described in this section is required in conjunction with the following application types and major amendments to said application types: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.88-515 Zoning Map Amendments, including: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

a.88-260 Urban Redevelopment Districts; <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

b.88-520 Master Planned Developments; <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

2.88-517 Development Plan Approvals; <file:///

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3.88-260 UR Preliminary Development Plans and 88-520 MPD Preliminary Development Plans; <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

4.88-525 Special Use Permits; <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

5.88-545 Preliminary Plats which propose waivers or modifications pursuant to 88-405-25. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-505-12-C. PUBLIC ENGAGEMENT PROCESS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.If a subject property is located within the boundaries of only one registered neighborhood organization or civic organization, the applicant shall send notice of application to that registered neighborhood organization or civic organization prior to facilitating the required public meeting. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

The notice must be sent not later than seven calendar days after filing any application referenced in 88-505-12B by non-signature certified mail and email (if available) to the contact of record on the City's website of registered neighborhood and civic organizations. Notification shall occur on the form provided by the city planning and development director. The notice shall describe the application and provide the recipient with the option to host a meeting on the application. A copy of the notice shall be provided to the city planning and development department. The registered neighborhood and/or civic organization shall respond to the applicant and city staff in writing, via email within 10 calendar days of the postmark date of the notice or date of electronic transmission to confirm which party will host a public meeting, as well as the date, time and location of the meeting. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.If a subject property is located within the boundaries of more than one registered neighborhood organization or civic organization, or is not located within the boundaries of any registered neighborhood and/or civic organization, the applicant shall hold a meeting in accordance with the criteria in 88-505-12-C-3. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3.Required Public Meeting <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

a.At least one public meeting shall be required for all application types listed in 88-505-12-B and must meet the following criteria: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%

20Cases\CPC%204-19\images\88-130-04-G2.png>

i.Be held at least seven calendar days prior to the first scheduled public hearing; <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-

ii.Be open to the public and, if held in-person, hosted in an accessible building as defined by the Americans with Disabilities Act; <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-

iii.If held in person, not be located in the applicant's office or any place of business affiliated with the applicant; <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-

iv.If held in person, not be located in a residential unit; <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-

v.Be held at a time outside of normal business hours (normal business hours are defined as 9:00 a.m. to 5:00 p.m., Monday through Friday), unless otherwise agreed to by the applicant and the registered neighborhood and/or civic organizations; and <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-

vi.If held in-person, be located within three miles of the subject property unless there is no public building with accessible space located within three miles of the subject property, and agreed to by the registered neighborhood and/or civic organizations. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-

Although additional meetings may be held, the applicant is not required to follow the criteria set out above. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

b.Required Public Meeting Notice <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-

Notice of the required public meeting shall be sent via regular mail, in the form provided by the city planning and development director, to all property owners within 300 feet of the subject property and to each contact of record for the registered neighborhood and/or civic organizations whose boundaries include the subject property. Said notice shall be postmarked a minimum of ten calendar days prior to the required public meeting date. A copy of said notice shall also be provided to the city planning and development department by the same date or the case will be removed from the docket by staff. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

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c.Meeting Information Required <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-

The applicant shall provide to the city planning and development department documentation of the required public meeting including date, time, location, internet link and/or dial-in information if the meeting will be held virtually, and a copy of the attendance sheet, in the form provided by the city planning and development director. Said documentation shall be provided to the city planning and development department at least six calendar days prior to the first scheduled public hearing. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

A summary may be provided to city planning and development staff by the applicant or any attendee; it must be received at least six calendar days prior to the first scheduled public hearing. Anyone wishing to submit written testimony to the board of zoning adjustment is advised to comply with the rules and regulations of the board of zoning adjustment, and the admission of any such testimony is subject to the discretion of the board of zoning adjustment. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-505-12-D. FAILURE TO COMPLY <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Failure to comply with anything required in this section may be cause for continuance by the city plan commission. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-505-12-E. MEETING FORMAT <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Meetings may be held virtually, in-person, or in a hybrid format. Nothing in this ordinance shall be construed as requiring one or the other; however, when a registered neighborhood or civic organization is present and expresses preference for a particular format within the time frame allotted them in 88-505-12-C-1 the applicant is strongly encouraged to comply with the request. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-110-03 USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-110-03-A. USE TABLE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Uses are allowed in R zoning districts in accordance with Table 110-1, below. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-110-03-B. USE CLASSIFICATION SYSTEM <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

For the purpose of this zoning and development code, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in 88-805. The first column of Table 110-1 lists the groups, categories, and types allowed in one or more R districts. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-110-03-C. PERMITTED USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Uses identified with a "P" in Table 110-1 are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning and development code. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-110-03-D. SPECIAL USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Uses identified with an "S" in Table 110-1 may be allowed if reviewed and approved in accordance with the special use permit procedures of 88-525. Special uses are subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning and development code. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-110-03-E. PROHIBITED USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Uses not listed in the table and those identified with a "-" are expressly prohibited. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-110-03-F. USE STANDARDS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

The "use standards" column of Table 110-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is permitted as-of-right or requires special use approval. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-110-03-G. SPECIAL STANDARDS ADJACENT TO AND WITHIN 150 FEET OF PARKS, BOULEVARDS, AND PARKWAYS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Additional regulations and restrictions on uses adjacent to parks, boulevards and parkways are imposed in Table 110-1, as follows: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.Uses identified with a bracketed numeral one "[1]" are prohibited adjacent to and within 150 feet of any park,

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boulevard, or parkway. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.Uses identified with a bracketed numeral two "[2]" require special use permit approval if adjacent to and within 150 feet of any park, boulevard, or parkway. (Refer to special use permit procedures in 88-525). <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

3.Uses identified with a bracketed numeral three "[3]": <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

a.are prohibited adjacent to and within 150 feet of any park or boulevard or within a development node, and <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

b.require special use permit approval if adjacent to and within 150 feet of any parkway. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

<\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working Cases\CPC 4-19\images\88-130-04-G2.png>

Land use restrictions apply to property adjacent to and within 150 feet of parks, boulevards, and parkways. The 150-foot distance is measured from the nearest edge of the right-of-way of the boulevard or parkway or the property boundary of the park to the nearest property line of the lot occupied by, or proposed to be occupied by, the restricted use type. These restrictions apply only to that portion of the adjacent property (parcel or lot) located within 150 feet of the park, boulevard, or parkway. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Further, all uses or development adjacent to and within 150 feet of any boulevard or parkway (not including a park) and within ¼ mile of a development node shall comply with Boulevard and Parkway Standards per 88-323. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

<\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working Cases\CPC 4-19\images\88-130-04-G2.png>

Boulevard and Parkway Standards (88-323) apply to property adjacent to and within 150 feet of, boulevards and parkways (not parks). The 150-foot distance is measured from the nearest edge of the right-of-way of the boulevard or parkway to the nearest property line of the lot occupied by, or proposed to be occupied by, the regulated land use. The standards apply only to that portion of the adjacent property (parcel or lot) located within 150 feet of the boulevard or parkway. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-120-03 USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-120-03-A. USE TABLE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Uses are allowed in O and B zoning districts in accordance with Table 120-1, below. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-120-03-B. USE CLASSIFICATION SYSTEM <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

For the purpose of this zoning and development code, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in 88-805. The first column of Table 120-1 lists the groups, categories, and types allowed in one or more O or B districts. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-120-03-C. PERMITTED USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Uses identified with a "P" in Table 120-1 are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning and development code. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-120-03-D. SPECIAL USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Uses identified with an "S" in Table 120-1 may be allowed if reviewed and approved in accordance with any special use permit procedures of 88-525. Special uses are subject to compliance with the use standards identified in the final column of the table and all other applicable standards of this zoning and development code. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-120-03-E. PROHIBITED USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Uses not listed in the table and those identified with a "-" are expressly prohibited. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-120-03-F. USE STANDARDS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
The "use standards" column of Table 120-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is permitted as-of-right or requires special use approval. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-120-03-G. SPECIAL STANDARDS ADJACENT TO AND WITHIN 150 FEET OF PARKS, BOULEVARDS, AND PARKWAYS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Additional regulations and restrictions on uses adjacent to parks, boulevards and parkways are imposed in Table 120-1, as follows: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1. Uses identified with a bracketed numeral one "[1]" are prohibited adjacent to and within 150 feet of any park, boulevard, or parkway. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2. Uses identified with a bracketed numeral two "[2]" require special use permit approval if adjacent to and within 150 feet of any park, boulevard, or parkway. (Refer to special use permit procedures in 88-525). <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3. Uses identified with a bracketed numeral three "[3]": <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

    a. are prohibited adjacent to and within 150 feet of any park or boulevard or within a development node, and <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

    b. require special use permit approval if adjacent to and within 150 feet of any parkway. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

<\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working Cases\CPC 4-19\images\88-130-04-G2.png>

Land use restrictions apply to property adjacent to and within 150 feet of parks, boulevards, and parkways. The 150-foot distance is measured from the nearest edge of the right-of-way of the boulevard or parkway or the property boundary of the park to the nearest property line of the lot occupied by, or proposed to be occupied by, the restricted use type. These restrictions apply only to that portion of the adjacent property (parcel or lot) located within 150 feet of the park, boulevard, or parkway. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Further, all uses or development adjacent to and within 150 feet of any boulevard or parkway (not including a park) and within ¼ mile of a development node shall comply with Boulevard and Parkway Standards per 88-323. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

<\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working Cases\CPC 4-19\images\88-130-04-G2.png>

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

within 150 feet of the boulevard or parkway. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working% 20Cases\CPC%204-19\images\88-130-04-G2.png>

88-120-03-H. SPECIAL STANDARDS FOR PROPERTIES LOCATED WITHIN THE AREA KNOWN AS THE COUNTRY CLUB PLAZA <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working% 20Cases\CPC%204-19\images\88-130-04-G2.png>

Additional restrictions on uses located within the area known as the Country Club Plaza, which is the area bounded by Summit Street, Jefferson Street, and Pennsylvania Avenue on the west; W 47th Street, W 46th Street, and W 46th Terrace on the north; Broadway, Wyandotte Street, and JC Nichols Parkway on the east; and Ward Parkway on the south ("Country Club Plaza") are imposed in Table 120-1, as follows: <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1. Uses identified with a bracketed numeral four "[4]" are prohibited within the Country Club Plaza. <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2. Uses identified with a bracketed numeral five "[5]" require special use permit approval if located within the Country Club Plaza. (Refer to special use permit procedures in 88-525.) <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3. Detached houses are prohibited within the Country Club Plaza. <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Table 120-1Office, Business, and Commercial Districts Use Table <file:///\\kcmogis\cd\citydev		
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Safety Service <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC						

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» Fire station \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p						
» Police stati \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p						

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» Ambulance \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p						
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» Basic, min \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p						
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» Adult medi \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p						
» Adult moti \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p						

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» Sex shop < \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p						
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» Sales and g \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p						

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» Shelter or b \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p						
» Stable <fil \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p						

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» Veterinary \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p <file:/// \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p						
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» Day labor e \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p					

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» Tavern or r \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p						
Entertainment and Spectator Sports <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\W						

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- » Indoor small \\kcmogis\cd\city %20Cases\CPC <file:/// \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p <file:/// \\kcmogis\cd\ \Working%20 -130-04-G2.p					
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» Outdoor (a \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p						

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» Short-term \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p <file:/// \\kcmogis\cd\cit %20Cases\CPC P[l] <file:/// \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p						
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Funeral and Interment Service <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Workin						

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» Cemetery/c <file:/// \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p						
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» Bed and Br \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p <file:/// \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p						
» Hotel/mote \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p						

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» Recreation \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p					
» Short term \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p					

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Parking, Acc **\\kcmogis\cd** **ts\Working%** **\images\88-1** \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p						
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» Outdoor Re \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p \\kcmogis\cd\ \Working%20 -130-04-G2.p					
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Sports and Recreation, Participant <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Wo					
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Vehicle Sales and Service <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20					
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88-130-04 ALLOWED USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-130-04-A. USE TABLE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Uses are allowed in the D zoning districts in accordance with Table 130-1, below. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-130-04-B. USE CLASSIFICATION SYSTEM <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

For the purpose of this zoning and development code, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in 88-805. The first column of Table 130-1 lists the groups, categories, and types allowed in one or more D districts. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-130-04-C. PERMITTED USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Uses identified with a "P" in Table 130-1 are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning and development code. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-130-04-D. SPECIAL USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Uses identified with an "S" in Table 130-1 may be allowed if reviewed and approved in accordance with the special use permit procedures of 88-525. Special uses are subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning and development code. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-130-04-E. PROHIBITED USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Uses not listed in the use table and those identified with a "-" are expressly prohibited. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-130-04-F. USE STANDARDS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

The "use standards" column of Table 130-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is permitted as-of-right or requires special use approval. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

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88-130-04-G. SPECIAL STANDARDS ADJACENT TO AND WITHIN 150 FEET OF PARKS, BOULEVARDS, AND PARKWAYS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Additional regulations and restrictions on uses adjacent to parks, boulevards and parkways are imposed in table 130-1, as follows: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1. Uses identified with a bracketed numeral one "[1]" are prohibited adjacent to and within 150 feet of any park, boulevard, or parkway. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2. Uses identified with a bracketed numeral two "[2]" require special use permit approval if adjacent to and within 150 feet of any park, boulevard, or parkway. (Refer to special use permit procedures in 88-525). <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3. Uses identified with a bracketed numeral three "[3]": <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

    a. are prohibited adjacent to and within 150 feet of any park or boulevard or within a development node, and <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

    b. require special use permit approval if adjacent to and within 150 feet of any parkway. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

<\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working Cases\CPC 4-19\images\88-130-04-G2.png>

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

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\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Further, all uses or development adjacent to and within 150 feet of any boulevard or parkway (not including a park) and within ¼ mile of a development node shall comply with Boulevard and Parkway Standards per 88-323. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

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Boulevard and Parkway Standards (88-323) apply to property adjacent to and within 150 feet of boulevards and parkways (not parks). The 150-foot distance is measured from the nearest edge of the right-of-way of the boulevard or parkway to the nearest property line of the lot occupied by, or proposed to be occupied by, the regulated land use. The standards apply only to that portion of the adjacent property (parcel or lot) located within 150 feet of the boulevard or parkway. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Table 130-1Downtown Districts Use Table <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

USE GROUP (refer to 88-805 Use Groups and Categories) <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

ZoningDistrict <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>Use Standards <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>		

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Use Category » specific use type <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>DC <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>DX <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>DR <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>				
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» In any other residential building type <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png><file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png><file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png><file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>88-323 <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>				
» In mixed-use building <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png><file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png><file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png><file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>				

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Group Living <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png> <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png><file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png><file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>				
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88-140-03 ALLOWED USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-140-03-A. USE TABLE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Uses are allowed in M zoning districts in accordance with Table 140-1, below. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-140-03-B. USE CLASSIFICATION SYSTEM <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

For the purpose of this zoning and development code, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in 88-805. The first column of Table 140-1 lists the groups, categories, and types allowed in M districts. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-140-03-C. PERMITTED USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Uses identified with a "P" in Table 140-1 are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning and development code. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-140-03-D. SPECIAL USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Uses identified with an "S" in Table 140-1 may be allowed if reviewed and approved in accordance with the special use permit procedures of 88-525. Special uses are subject to compliance with the use standards identified in the final column of the table and all other applicable standards of this zoning and development code. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-140-03-E. PROHIBITED USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%

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20Cases\CPC%204-19\images\88-130-04-G2.png>
Uses not listed and those identified with a "-" are expressly prohibited. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-140-03-F. USE STANDARDS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
The "use standards" column of Table 140-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is permitted as-of-right or requires special use approval. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-140-03-G. SPECIAL STANDARDS ADJACENT TO AND WITHIN 150 FEET OF PARKS, BOULEVARDS, AND PARKWAYS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Additional regulations and restrictions on uses adjacent to parks, boulevards and parkways are imposed in table 140-1, as follows: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1. Uses identified with a bracketed numeral one "[1]" are prohibited adjacent to and within 150 feet of any park, boulevard, or parkway. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2. Uses identified with a bracketed numeral two "[2]" require special use permit approval if adjacent to and within 150 feet of any park, boulevard, or parkway. (Refer to special use permit procedures in 88-525). <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3. Uses identified with a bracketed numeral three "[3]": <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

    a. are prohibited adjacent to and within 150 feet of any park or boulevard or within a development node, and <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

    b. require special use permit approval if adjacent to and within 150 feet of any parkway. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

<\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working Cases\CPC 4-19\images\88-130-04-G2.png>

Land use restrictions apply to property adjacent to and within 150 feet of parks, boulevards, and parkways. The 150-foot distance is measured from the nearest edge of the right-of-way of the boulevard or parkway or the property boundary of the park to the nearest property line of the lot occupied by, or proposed to be occupied by, the restricted use type. These restrictions apply only to that portion of the adjacent property (parcel or lot) located within 150 feet of the park, boulevard, or parkway. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Further, all uses or development adjacent to and within 150 feet of any boulevard or parkway (not including a park) and within ¼ mile of a development node shall comply with Boulevard and Parkway Standards per 88-323. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

<\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working Cases\CPC 4-19\images\88-130-04-G2.png>

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

within 150 feet of the boulevard or parkway. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Table 140-1Manufacturing Districts Use Table <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

USE GROUP (refer to 88-805 Use Groups and Categories) <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
ZoningDistrict <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

UseStandards <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>					
Use Category » specific use type <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>M1 <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>M2 <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>M3 <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>M4 <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>					
RESIDENTIAL <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CP					
Household Living <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\C					
» Detached houses <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>S <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>- <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>- <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>- <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>					

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» In any other residential building type <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>P <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>S <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>- <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>- <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>					
» In mixed-use building <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>P <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>S <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>- <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>- <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>					
Group living <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>S <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>- <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>- <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>- <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>					
[…] <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\image					

88-255-08 FINAL PLAT AND FINAL PLAN <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

88-255-08-A. FINAL PLAT <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Prior to the issuance of a building permit for any construction within an SC district, the area included within the building permit must be platted. At the option of the applicant, any portion of the community master plan may serve also as the preliminary subdivision plat. Such option must be declared prior to the hearing before the city plan commission. At the time of submission of a final plat, the applicant for the final plat must provide an audit of the neighborhood development as of the date of the submission of the

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application for a final plat demonstrating that densities established by the community and neighborhood plans have not been exceeded and further that the audit identify the existing parkland dedication and any deficiencies or surpluses in the amount of required dedication. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-255-08-B. FINAL PLAN <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.Prior to the issuance of any building permit within the area zoned SC, the applicant for the building permit must present a final plan for review and approval by the city plan commission. In the case of detached house residential development, the final plat will serve as the final plan. The final plan must include specific information regarding the location of the proposed use on the property subject to the final plan defined by legal description, precise setback distances, specific methods of light, landscaping, grading, and architectural characteristics, if required, and any other information necessary to effectuate the purpose of the district. The city plan commission must consider whether the final plan is in substantial compliance with the intent of the community master plan and consistent with the neighborhood plan including any variations or modifications approved by the city planning and development director as part of the neighborhood plan approval process. If the city plan commission determines that the final plan is in compliance with the approved community master plan, the commission must approve the final plan and so advise the city planning and development director. If the city plan commission determines that the final plan is not in substantial compliance with the approved plans, the applicant may elect to proceed as identified in 88-255-09. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.At the time of approval of the final plan (or final plat for residential) the applicant may request and the commission may approve variations or modifications to the bulk and area standards requested by the applicant subject to consideration of the following criteria: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

(a)The modification is limited to a use specifically set forth for the subdistrict or a use which is compatible with other uses permitted in the subdistrict; <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

(b)The modification is limited to application of the standards of the subdistrict and may not permanently alter such standards; <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

(c)Except for the specific modification, the other standards of the subdistrict will remain in effect; <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

(d)The modification must reflect the spirit and intent of the SC district as a whole and must maintain any unique planning design which are inherent to the development of the neighborhood area. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

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(e)Absent approvals provided herein the standards for a subdistrict (or incorporated provisions of other zoning regulations) apply without exception. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

3.In the course of implementing the approved final plan, certain revisions or adjustments of detail may be permitted if approved by the city planning and development director. However, such revision or adjustment of detail must be in substantial compliance with the final plan approved by the city plan commission. If the city planning and development director finds that such revisions or adjustments of detail are not in conformance with the approved final plan, the applicant may submit a new final plan to the city plan commission for its review and approval. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-305-12 LODGING AND BOARD <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

The furnishing of lodging or board for not more than one individual or two individuals who are related to each other by blood or marriage. No display or sign shall be used to advertise such use. The lodger or boarder must live in common with the household, sharing a common entrance, kitchen facilities, and living areas. However, in no case shall more than five unrelated individuals reside within the dwelling. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-321-02 SHORT TERM RENTAL OWNER OCCUPIED REGULATIONS (TYPE 1) <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

A short term rental owner occupied is a principal residential dwelling unit that is occupied by the resident (who may be either the owner or the tenant/lessee of the owner authorized by the owner to offer the unit for short term rental) for a cumulative minimum of 270 days per calendar year. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-321-02-A. STANDARDS AND CONDITIONS FOR OWNER OCCUPIED PROPERTIES AS PERMITTED IN ALL APPLICABLE ZONING DISTRICTS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.Short term rental owner occupied regulations are applicable to all properties in zoning districts which allow short term rental and may be further regulated by provisions of any approved development or project plan. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.The dwelling unit to be rented may be within a detached house, semi-attached house, multi-unit building, or certain carriage houses. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3.A carriage house, as defined in 88-810-280 and permitted in accordance with 88-305-05, may be approved as short term rental owner occupied if the principal building for such property is owner occupied. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

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4.During the possible 95 days the resident is not present, the property or unit may continue to be used as a short term rental. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

5.While not present, the resident may not enter into a contract with more than one party during any given period. While present, the resident may enter into a contract with two parties, provided there shall be at least one bedroom in the dwelling for the resident. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

6.No more than 2 persons per each bedroom being rented plus one additional person per dwelling unit, not to exceed 8 guests per dwelling unit, may occupy the dwelling unit. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

7.Except for units within a carriage house or semi-attached house structure, guests shall live in common with the household, sharing a common entrance, kitchen facilities, and living areas. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

8.The unit must be located within the principal building on the property and may not be located within an accessory building. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

9.The unit may not be rented or offered for use as reception space, party space, meeting space, or for other similar events open to non-resident guests. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

10.No food service may be provided by the resident. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

11.The city-issued short term rental permit for such dwelling unit shall be on display in the interior of the unit. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

12.No exterior evidence that the property is being used as a short term rental shall be allowed, including signs. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-321-02-B. APPROVAL REQUIRED FOR OWNER OCCUPIED PROPERTIES AS PERMITTED IN R DISTRICTS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.In R-10 and R-7.5 districts, short term rental is allowed only as follows: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

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a.Property that is designated as a historic landmark or located in a historic district may qualify for an owner occupied permit, upon issuance of a special use permit in accordance with 88-525. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

b.If the resident host has been operating a short-term rental at the property prior to the passage date of this ordinance and can provide documentary evidence to the satisfaction of the director of the city planning and development department of such use, the resident host may continue to operate a short-term rental upon issuance of a special use permit in accordance with 88-525. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

2.In other R districts, prior to accommodating any guest on the property, the resident host of an owner occupied short term rental must submit, initially, an administrative approval application for and obtain the approval of the city planning and development director. If the host residing in the short term rental unit is not the owner of such unit, the application must include a notarized affidavit from the owner allowing the unit to be used by the host for short term rentals. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

3.The resident host shall submit a notarized affidavit stating that notification of short term rental use was provided by certified or registered mail and by regular mail to: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

a.All adjacent property owners (including those adjoining and immediately across the street). <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

b.In the case of a short term rental unit within a multi-unit building (condominium or otherwise), the affidavit must also state that such notification was provided to any condominium association and to all condominium unit owners and tenants of units adjoining and immediately across a hallway and those immediately adjacent on floors above or below the short term rental unit. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

c.Any applicable homeowner's association and neighborhood and civic organizations registered with the city. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

4.Upon approval, the resident host will receive a permit number, indicating that the property is eligible for short term rental use and listing on a short term rental intermediary platform. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

5.Thereafter, annual registry is required (but not a new administrative approval application or affidavit).

<file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-321-02-C. APPROVAL REQUIRED FOR OWNER OCCUPIED PROPERTIES IN AG-R, B, D, UR, MPD AND M1 DISTRICTS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

There are no approval requirements, but registration of the short term rental unit with the city planning and development director and issuance of a short term rental permit with annual renewal is required. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-321-03 SHORT TERM RENTAL NON-OWNER OCCUPIED REGULATIONS (TYPE 2) <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

A short term rental non-owner occupied is a unit not used as a principal residential unit by the host. Application for non-owner occupied short term rental shall be for either a "seasonal" permit (for properties rented 95 days or less per year) or "year around" permit (for properties rented more than 95 days per year). <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-321-03-A. STANDARDS AND CONDITIONS FOR NON-OWNER OCCUPIED PROPERTIES AS PERMITTED IN ALL APPLICABLE ZONING DISTRICTS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.Short term rental non-owner occupied regulations are applicable to all properties in zoning districts which allow short term rental under 88-321. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

2.The dwelling unit to be rented may be within a detached house, semi-attached house, or multi-unit building. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3.A carriage house, as defined in 88-810-280 and permitted in accordance with 88-305-05, may be approved as short term rental non-owner occupied. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

4.The unit must be located within the principal building on the property and may not be located within an accessory structure, except for carriage houses that are located on a property designated as a historic landmark or located in a historic district. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

5.In a multi-unit building, only 1 unit or 25% of all units, whichever is greater, may be used for short term rental. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

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6.In a multi-unit building, the same host may not have more than 4 short term rental units in the same structure. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

7.No more than 2 persons per each bedroom being rented plus one additional person per dwelling unit, not to exceed 8 guests, may occupy the dwelling unit. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

8.The host may not enter into a contract with more than one party during any given period. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

9.The unit may not be rented or offered for use as reception space, party space, meeting space, or for other similar events open to non-resident guests. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

10.No food service may be provided by the host. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

11.The city-issued short term rental permit for such dwelling unit shall be on display in the interior of the unit. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

12.No exterior evidence that the property is being used as a short term rental shall be allowed, including signs. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-321-03-B. APPROVAL REQUIRED FOR NON-OWNER OCCUPIED PROPERTIES AS PERMITTED IN CERTAIN R DISTRICTS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.In R-10 and R-7.5 districts, short term rental is allowed only as follows: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

a.Property that is designated as a historic landmark or located in a historic district may qualify for a non-owner occupied permit, upon issuance of a special use permit in accordance with 88-525. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

b.If a non-owner occupied property has been used as a short-term rental prior to the passage date of this ordinance and the owner can provide documentary evidence to the satisfaction of the director of the city planning and development department of such use, the use may continue upon issuance of a special use permit in accordance with 88-525. <file:///

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2.In other R districts, prior to accommodating any guests on the property, the host of a non-owner occupied short term rental must submit, initially, an administrative approval application for and obtain the approval of the city planning and development director prior to accommodating any guests. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

3.The host of a non-owner occupied short term rental shall submit a notarized affidavit stating that notification of short term rental use was provided by certified or registered mail and by regular mail to: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

a.All adjacent property owners (including those adjoining and immediately across the street). <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

b.In the case of a short term rental unit within a multi-unit building (condominium or otherwise), the affidavit must also state that such notification was provided to any condominium association and to all condominium unit owners and tenants of units adjoining and immediately across a hallway and those immediately adjacent on floors above or below the short term rental unit. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

c.Any applicable homeowner's association and neighborhood and civic organizations registered with the city. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

4.The host of a non-owner occupied "year around" short term rental shall be further required to satisfy one of the following: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

a.Obtain administrative approval of the city planning and development director, upon submittal of a notarized affidavit containing signatures of at least 55 percent of adjacent residential property owners (including those adjoining and immediately across the street). <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

b.Or, when signatures of at least 55 percent of neighboring property owners or tenants cannot be secured, obtain a special use permit in accordance with 88-525 for each property to be used as a non-owner occupied short term rental. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

5.Upon approval, the host will receive a permit number indicating that the property is eligible for listing on a short term rental intermediary platform. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

6.Thereafter, annual registry is required (but not a new administrative approval application, affidavit, or special use permit, unless an applicable special use permit requires otherwise). <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-321-03-C. APPROVAL REQUIRED FOR NON-OWNER OCCUPIED PROPERTIES IN AG-R, B, D, UR, MPD AND M1 DISTRICTS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

There are no approval requirements, but registration of the short term rental unit with the city planning and development director and issuance of a short term rental permit with annual renewal is required. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-321-04 GENERAL REQUIREMENTS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

88-321-04-A. ELIGIBILITY FOR PLATFORM <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.The city planning and development director shall prepare and maintain a list of all short term rentals that are eligible to be listed on a short term rental intermediary's platform. The list shall be made available to all short term rental intermediaries, the public, and all regulatory authorities in a form and manner prescribed by the director. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.The city planning and development director shall notify the short term rental intermediaries in the case of a suspension or revocation of a short term rental unit on the city's registry of short term rentals. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

88-321-04-B. RECORD-KEEPING AND MONITORING OF COMPLAINTS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.The short term rental host and/or the applicable short term rental intermediary's platforms shall maintain records of each short term rental as required by the city and permitted by law. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

2.The short term rental host shall monitor, and the host and the applicable short term rental intermediaries' platforms (as permitted by law) shall record, any complaints each may receive from guests, local residents, or others regarding any nuisance activity or sanitary, health, or life safety conditions observed on the property. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

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3.Pursuant to valid legal process, all records and information regarding each short term rental and any information on complaints received shall be made available by the short term rental host or short term rental intermediaries' platforms, as each has such records or information, to the city planning and development director. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-321-04-C. PERMIT DENIAL, SUSPENSION, OR REVOCATION <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.A short term rental permit may be denied, or once issued, suspended or revoked when, in the determination of the city planning and development director, the rental of the short term rental property is ineligible under, or fails to comply with, this chapter or other provisions of the Code of Ordinances. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

2.Upon determining that a short term rental is ineligible to be listed under this section, the director shall notify the short term rental host or proposed host, in writing, of such fact and of the basis for the determination of ineligibility. Such notice shall include a statement of information advising the short term host or proposed host that the host is entitled to a hearing to contest the determination of ineligibility for listing, suspension, or revocation by filing an appeal of administrative decision in accordance with 88.575. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3.If a short term rental host or proposed host fails to request a hearing within the prescribed time, the short term rental shall be deemed to be ineligible to be listed on any short term rental intermediary platform for 12 months. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-321-04-D. OTHER REQUIREMENTS AND LEGAL DUTIES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Each short term rental host shall: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.Provide to the city planning and development director a notarized affidavit from the owner of record of the property or unit (unless the host is the owner of record) consenting to the short term rental of the property. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.Comply with all applicable federal, state, and local laws, including but not limited to collection and certification of payment of taxes and procurement of any required licenses and permits. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

3.Comply with the Code of Ordinances, unless specified in this section, and provide certification that the property is in compliance with all property maintenance, building, electrical, mechanical, and plumbing

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codes. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

4.Post, within each unit, contact information for the owner, host, and/or other local emergency contact information. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

5.For a short term rental within a multi-unit building, post a map depicting all (minimum of two) evacuation routes by doors in the event of an emergency. The map shall be posted on or immediately adjacent to every required egress door from each unit, but is not required when a door leads directly to the outside of the building at grade level. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

6.Install and maintain smoke and carbon monoxide detectors in locations as specified for dwelling units by the Building Code. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

7.Place in each short term rental dwelling unit a working fire extinguisher and a working battery powered portable flashlight or lantern or other emergency lighting device that is workable during an electrical power outage. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

8.For purposes of sending notices to and obtaining consents from adjacent property owners under this section, utilize owners' names and addresses as provided in current county tax assessors' records. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

9.Agree, as part of the short term rental application approval process, to allow inspection of the short term rental dwelling unit by the city for compliance with 88-321 and for fire, public safety, health/sanitation and other city code compliance purposes upon reasonable prior notice (which may be oral or electronic) at times that such unit is not occupied by a short term rental guest; and further agree that if the host for any reason does not allow requested city inspection of such unit, the short term rental permit for such unit may be suspended by the director until such inspection is allowed by the host. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

10.Provide evidence to the city planning and development director that there is at least $300,000 of liability insurance for the proposed short term rental dwelling unit in question, which insurance may be provided by a short term rental intermediary; provided that no short term rental intermediary shall have any obligation or liability to the city with respect to whether such insurance is so provided. Said $300,000 minimum amount of liability insurance shall be subject to adjustment by the city planning and development director for changes in the consumer price index as described in 88-620-B.6 for adjustments to fees by the city manager. Proof of insurance shall be provided at the time of application and with annual registration. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-321-04-E. PENALTIES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Any penalty for violation of this section shall be as stated in 88-615. <file:///

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88-408 PARKLAND DEDICATION <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

In subdividing land, re-subdividing an existing plat, or otherwise creating any new residential unit(s), a developer must provide suitable sites for parks, playgrounds or other public or private recreational areas or open spaces. This parkland requirement may be met by dedication of land to the city for park purposes, platting of private open space tracts for recreational purposes per an approved plan, payment in lieu of parkland, or any combination thereof. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-408-A. CALCULATION OF LAND DEDICATION REQUIREMENTS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Parkland dedication requirements are calculated in 4 steps, as follows: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1. First, multiply the number of detached houses to be included in the development times 3.7 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2. Second, multiply the number of dwelling units in semi-attached houses to be included in the development times 3 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3. Third, multiply the number of dwelling units in multi-unit buildings to be included in the development times 2 people per unit; then multiply the resulting number times 0.006 of an acre per person. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

4. Finally, add the results of the preceding detached house, two-unit house and multi-unit building land dedication calculations. This sum represents the development's total parkland dedication requirement, which may be satisfied by the actual dedication of land or through the payment of money in lieu of dedication, in accordance with the provisions of this section. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-408-B. LAND DEDICATION GENERALLY <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1. The dedication of land for park uses must be at locations designated in the comprehensive plan, or the official parks plan adopted by the board of parks and recreation commissioners, or as determined by the developer and the staff of the city planning and development and parks and recreation departments. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2. When the required parkland dedication is less than 4 acres, the city plan commission or staff may require the open space to be located at a suitable place on the periphery of the development, so a more usable tract will

result when additional open space is obtained when adjacent land is subdivided. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3.If the development is being platted, the developer must dedicate such approved parkland to the city for park purposes as a condition of final subdivision approval. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

4.All land to be dedicated to the city for park purposes must have the prior approval of the board of parks and recreation commissioners, and must be shown and marked on any plat as "dedicated to Kansas City, Missouri, for park and recreation purposes." The number of the board resolution approving the dedication must be shown on the plat. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

5.Notwithstanding anything else contained in this section, if the developer and the staff of the city planning and development and parks and recreation departments are unable to agree upon the location of the land to be dedicated as required under this section, then the developer must pay money in lieu of land dedication, as required in 88-408-C. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

6.Also, notwithstanding anything else contained in this section, if the required parkland dedication is less than 2 acres, then the city may elect to require the developer to pay money in lieu of land dedication, as required in 88-408-C. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-408-C. PAYMENT IN LIEU OF LAND DEDICATION <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.Notwithstanding anything contained in 88-408-B, the developer may elect, at any time before approval of the preliminary plat by the development review committee or the city plan commission, to pay money in lieu of dedicating land. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

--2.When the developer elects to pay money in lieu of dedicating land, the developer must, before recording the subdivision plat or minor subdivision, or (if platting or minor subdivision is not required) receiving a certificate of occupancy for a new residential unit, deposit with the city treasurer a monetary payment to the parks and recreation acquisition or development trust fund equal to the required parkland dedication (calculated pursuant to 88-408-A) multiplied by the current year's price for the calendar year in which the approval is granted (date of preliminary plat approval by the development review committee or the city plan commission, administrative approval of minor subdivision, or in the absence of platting or minor subdivision issuance of a building permit for a newly created unit) less a credit based on the ratio that any land actually dedicated for park purposes bears to the required parkland dedication. The monetary payment must be without recourse or the right of recovery. For purposes of administering this provision, "current year's price" means the average cost per acre actually paid by the city for all purchases of tracts of parkland of 49 acres or less, whether through negotiation or condemnation, but excluding all acquisitions wholly or partially obtained through gift, during the 5 calendar years immediately preceding the subject calendar year. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3.Money-in-lieu funds paid to the city before May 1, 2003, must be used for the acquisition, development, or

improvement of a public park, generally within one mile of the periphery of the subdivision for which they were paid. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

4. Money-in-lieu funds and the accrued interest on the funds, paid to the city on or after May 1, 2003, must be used for the acquisition, development, or improvement of a public park, generally within 3 miles of the periphery of the subdivision for which they were paid. Funds must be used for such purposes within 15 years of the date the payment is received by the city, provided that any such funds that are used for parks located more than one mile from the periphery of the subdivision for which they were paid will not be used for a neighborhood park, as defined by parks and recreation department standards. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-408-D. CREDITS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

In calculating land dedication and money in lieu requirements, an applicant proposing to replat land, convert existing residential units to condominiums, or create new residential units must be given credit for any previous parkland dedications or monetary payments in lieu for the subject property. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-408-E. PRIVATE DEVELOPMENT AND OPERATION OF RECREATIONAL OPEN SPACE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

The applicant may elect to comply with the land dedication/fee-in-lieu requirements of this section by providing an area that meets the minimum standards of 88-408-B, provided that such area must be developed and maintained by the developer or by the lot owners in the subdivision as private property under a legal arrangement approved by the city attorney as adequate to ensure its continued operation and maintenance. The city may require that such private open space area be improved as a useable recreation area, with trails, ball fields, playgrounds or other active recreation amenities. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-408-F. QUALITY OF DEDICATED PARK SITES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Lands to be dedicated in accordance with the parkland dedication requirements of this section are subject to the following standards: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1. Land proposed to be dedicated for park and recreation use must be suitable for such use and receive the approval of the director of parks and recreation and the city plan commission. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2. If the minimum parkland dedication requirement exceeds 10 acres, the parks and recreation department may require that the dedication comprise more than one parcel within the subdivision, subject to the approval of the city plan commission. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

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3.The dedicated parkland must be a cohesive whole, but may be of irregular outline or shape. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

4.The developer may, with the concurrence of the parks and recreation department, make improvements or provide recreational facilities. The developer must improve the land to be dedicated as follows: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

a.If the required parkland dedication is 4 acres or less, the developer must provide within the park area, as approved by the city plan commission, a play area of 20,000 square feet with not more than a 4% gradient or which could reasonably be graded to such. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

b.If the required parkland dedication is 9 acres or more, provide a play and game area within the park area of not less than 85,000 square feet with a maximum gradient of 4% or which could reasonably be graded to such. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

c.If the required parkland dedication is between 4 acres and 9 acres, provide a proportionate share of game area. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

d.Any land within the park area disturbed by construction activity must have topsoil restored and the soil stabilized by appropriate vegetative cover. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

5.Each park open space must have frontage on a public street as the city plan commission deems necessary to provide acceptable access to the open space from a public street, taking into account the amount of frontage reasonably required by the circumstances of the particular open space. This frontage may serve as a corridor from the public street to the main body of the park area as the city plan commission deems necessary to provide acceptable access to the open space from the public street. This corridor must have a gradient adequate for pedestrian or vehicle use. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-408-G. ADDITIONAL RECREATIONAL RESERVATIONS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

The provisions of this section are minimum standards. Nothing in this section is to be construed as prohibiting a developer from dedicating or reserving other land for recreation purposes in addition to the requirements of this section. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-408-H. TRAILS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Trails may be counted toward satisfying the parkland dedication requirements of 88-408. Unless otherwise expressly approved at the time of subdivision approval, the maximum credit allowed is 50 feet times the

length of the dedicated trail segment. Decision-making bodies are authorized to allow greater land dedication credit if the trail provides immediate access to a useable open space or recreation amenity or it otherwise provides greater amenity value than a linear trail corridor. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-420-04 EXEMPTIONS, REDUCTIONS AND SPECIAL AREA STANDARDS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

88-420-04-A. DC ZONING DISTRICT <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

No off-street parking is required in the DC (Downtown Core) zoning district. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-420-04-B. DX ZONING DISTRICT <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Nonresidential uses in the DX district outside of the Crossroads area are not required to provide off-street parking unless such uses exceed 4,000 square feet of gross floor area, in which case off-street parking must be provided for the floor area in excess of 4,000 square feet. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-420-04-C. CROSSROADS AREA <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.Retail sales-related uses in the Crossroads area are not required to provide off-street parking for the first 4,000 square feet of gross floor area. For purposes of this paragraph, "retail sales-related uses" include general retail sales, food and beverage retail sales; and other uses that are primarily involved in the sales of goods to the general public. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.Restaurants in the Crossroads area are not required to provide off-street parking spaces for the first 2,000 square feet of gross floor area, per building. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-420-04-D. BROOKSIDE BUSINESS DISTRICT AREA <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

There are no minimum nonresidential parking requirements or residential parking requirements for residential units in mixed-use structures in the Brookside Business District Area. Individual non-residential uses may not provide more than 1.5 times the minimum parking requirements of 88-420-06 on the same lot or on a combination of the same and contiguous lots in any zoning district, provided however, any individual use that would require 4 or fewer spaces may provide up to 6 parking spaces. Multiple tenants

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in a common structure or structures sharing a common wall will be considered an individual use for purposes of this calculation. Mixed-use structures may provide a maximum of one parking space per dwelling unit for purposes of this calculation. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-420-04-E. DOWNTOWN LOOP <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Uses within the Downtown Loop are not required to provide off-street parking or loading. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-420-04-F. B1 ZONING DISTRICT <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Nonresidential uses in the B1 district are not required to provide off-street parking unless such uses exceed 2,000 square feet of gross floor area, in which case off-street parking must be provided for the floor area in excess of 2,000 square feet. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-420-04-G. PEDESTRIAN-ORIENTED OVERLAY DISTRICT <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Nonresidential uses that are subject to the P/O district regulations of 88-230 are not required to provide off-street parking unless such uses exceed 4,000 square feet of gross floor area, in which case off-street parking must be provided for the floor area in excess of 4,000 square feet. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-420-04-H. LANDMARKS AND HISTORIC DISTRICTS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.No off-street parking or loading spaces are required for rehabilitation or reuse of an official local or national historic landmark. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.No off-street parking or loading spaces are required for rehabilitation or reuse of an existing contributing building within an official local or national historic district. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-420-04-I. WESTPORT AREA <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Restaurants in the Westport Area must provide off-street parking at a minimum rate of 2.5 spaces per 1,000 square feet. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

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88-420-04-J. RAPID TRANSIT STOPS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Special parking regulations apply to uses on lots located within 1,000 feet of a rapid transit stop, as follows. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.Office and manufacturing uses are not required to provide off-street parking spaces for the first 10,000 square feet of gross floor area. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.The following uses are not required to provide off-street parking for the first 4,000 square feet of gross floor area: artist work or sales space, food and beverage retail sales, personal improvement service, and retail sales. Uses may not exceed otherwise applicable minimum off-street parking requirements by more than 3 spaces or 33%, whichever is greater, unless such "extra" spaces are provided in a parking garage. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

3.Restaurants are not required to provide off-street parking for the first 2,000 square feet of gross floor area per building. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

4.The above exemptions may be used in combination with any other exemption, reduction, or special area standards. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-420-04-K. EFFECT OF VEHICLE PARKING REDUCTION OR EXEMPTION ON BICYCLE PARKING REQUIREMENTS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

The bicycle parking requirements of 88-420-09 apply regardless of any vehicle parking exemptions and reductions authorized in this section (88-420-04). <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-420-04-L. DOWNTOWN STREETCAR AREA <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Uses within the Downtown Streetcar Area are not required to provide off-street parking. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-420-04-M. AFFORDABLE HOUSING <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

For a multi-unit building with more than 10 units, when at least twenty percent (20%) of the total number of units is provided as affordable housing, parking shall be required in the amount of 0.5 space per

dwelling unit. However, if required parking is less than 0.5 space per dwelling unit due to other provisions of this section 88-420-04, the lesser requirement is applicable. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-420-04-N. DETACHED HOUSES OR SEMI-ATTACHED HOUSES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

For any detached house or semi-attached house on a lot platted prior to September 10, 1951, no off-street parking shall be required. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-445-06 SIGNS IN RESIDENTIAL DISTRICTS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

88-445-06-A. RESIDENTIAL SIGNS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Only the following signs are allowed in residential zoning districts (including AG-R): <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.GENERAL RULES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

a.LIGHTING. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Except where otherwise specified, signs in residential districts may be externally illuminated only, unless otherwise specified. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

b.FLASHING, MOVING AND SIMILAR SIGNS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-

Flashing, moving, animated, wind-blown, or other signs that move or simulate movement are prohibited. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

c.TRAFFIC CONTROL SIGNS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-

In addition to other signs permitted under this section, any lot or parcel containing more than 4 dwelling units, a permitted institutional use, or a permitted commercial use, may contain signs conforming with the Manual of Uniform Traffic Control Devices and not containing any commercial message. <file:///

\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

d.MESSAGES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Any sign allowed under this section may bear a noncommercial message. Limited commercial messages are allowed, in accordance with express provisions of this section, but such commercial messages may not advertise or direct attention to a business or commercial activity other than one lawfully conducted on the premises, as expressly allowed under this section. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

e.SETBACK <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Signs placed on a corner lot shall not extend forward of a diagonal line which intersects the front and side property lines of the lot at points 20 feet distant from the common intersection of the front and side property lines or, if the corner of the lot is platted on a radius, the extension of the front and side property lines to a point of common intersection. Signs placed on an interior lot shall be set back a minimum of 5 feet from the right-of-way line. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.DETACHED HOUSE AND SEMI-ATTACHED HOUSE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

A lot with a principal use of a detached house or semi-attached house may have: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

a.For each entrance (excluding garage entrances) to a dwelling unit, one wall sign, not to exceed 80 square inches in area. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

b.One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the home. Such sign may not exceed 8 square feet in area or 4 feet in height. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

c.Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

d.During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. <file:///

\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

**3.MULTI-UNIT BUILDINGS <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-**

A lot with a principal use of a multi-unit building may have: <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

**a.WALL SIGNS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%
20Cases\CPC%204-19\images\88-130-04-G2.png>**

1.One wall sign per building not to exceed 12 square feet in area. The message on such sign may include a commercial message related to the sale, lease, or rental of units in the building or complex. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%
20Cases\CPC%204-19\images\88-130-04-G2.png>

2.For each building entrance providing access to multiple dwelling units, an additional sign to identify the dwelling units in that building, not to exceed 4 square feet in area, provided that no message on such sign other than a word such as "directory" or similar identifying word may be legible from a location on the public right-of-way or on private property other than that which is part of the same complex. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-

3.For each entrance (excluding garage entrances) to an individual dwelling unit, one wall sign, not to exceed 80 square inches in area. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-

4.For any multi-unit building residential building containing one or more offices, as permitted under the zoning for the district, one additional wall sign is permitted, which sign may not exceed 16 square feet in area. The wall sign may bear a commercial message related to activities lawfully conducted on the premises or a noncommercial message. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%
20Cases\CPC%204-19\images\88-130-04-G2.png>

**b.INCIDENTAL SIGNS <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-**

One additional sign per driveway is permitted, which sign may not exceed 36 inches in height and 2 square feet in area. Such sign may not contain a commercial message. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

**c.INTERIM SIGNS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%
20Cases\CPC%204-19\images\88-130-04-G2.png>**

(1)One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the units. Such sign may not exceed 8 square feet in area or 4 feet in height. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-

(2)Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

(3)During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs displaying noncommercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

4.INSTITUTIONAL AND OFFICE USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

A lot with an institutional use as its principal use, such as a church, school, police or fire station, community center, public park, an office building, or other permitted principal uses not described herein, may have: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

(a)MONUMENT SIGNS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-

One monument sign per street frontage which may not exceed 32 square feet in area or 6 feet in height. One sign per lot may include changeable copy, but the changeable copy feature must use direct human intervention for changes and may not include any form of digital or electronic display. Such sign may be internally or externally illuminated. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

(b)WALL SIGNS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

One wall sign per public entrance, which may not exceed 20 square feet in area. Such sign may not include any form of digital or electronic display. Such sign may be internally or externally illuminated. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

(c)INCIDENTAL SIGNS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-

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1.One sign per driveway is permitted, which may not exceed 42 inches in height and 6 square feet in area. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.Incidental signs must be set back a minimum of 10 feet from all property lines. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-

3.Such sign may not contain a commercial message but may include the logo of the institutional use. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

(d)INTERIM SIGNS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-

1.One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the property. Such sign may not exceed 8 square feet in area or 4 feet in height. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3.During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-

5.HOSPITAL SIGNS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

A signage plan portraying signs necessary for the proper identification of the facilities within a hospital may be approved by special use permit. Such signs shall be on-premises signs and limited to proper identification of the facilities. Such signs may be internally or externally illuminated. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

6. RESIDENTIAL ENTRANCE SIGNS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

One monument sign is allowed at each street entrance, identifying the name of the residential neighborhood or multi-unit building or complex. The area of the sign face shall not exceed 32 square feet in area or 6 feet in height; however, the monument structure on which the sign is located may be approved for up to 25 feet in height through the project plan process. <file:///

\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

7.INTERIM SUBDIVISION DEVELOPMENT SIGNS <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

As an interim use accessory to the permitted activity of lawful subdivision development in a development which will contain at least 20 dwelling units, interim identification signs are permitted, provided that such signs may not exceed 100 square feet in sign area nor more than 15 feet in height; if there is more than one such sign, such signs must be at least 1,000 feet apart. Each such sign may remain in place until 90 percent of the lots in the sector are sold, but no longer than 18 months from the date of erection. All such signs must be located at least 15 feet from the pavement edge or edge of the street or thoroughfare to which it is directed, but not within the sight triangle. All such signs must be within the development or within 2000 feet of the development. These signs may not be illuminated. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

8.GROUP HOMES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%
20Cases\CPC%204-19\images\88-130-04-G2.png>
A lot with a principal use of a group home may have: <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

(a)For each entrance (excluding garage entrances) one wall sign, not to exceed 80 square inches in area. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19
\images\88-130-04-G2.png>

(b)One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the home. Such sign may not exceed 8 square feet in area or 4 feet in height. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19
\images\88-130-04-G2.png>

(c)Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A total of 16 square feet of sign area is allowed per lot. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

(d)During the period from six weeks prior to a public election to be held in the city to two weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

9.OTHER PRINCIPAL USES AND VACANT LOTS <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

A lot with a principal use not described in this section, or a vacant lot may have: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

(a)One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the property. Such sign may not exceed 8 square feet in area or 4 feet in height. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

(b)Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A total of 16 square feet of sign area is allowed per lot. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

(c)During the period from six weeks prior to a public election to be held in the city to two weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

10.AUXILIARY PARKING <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

Signs to identify parking areas allowed by special use permit shall be approved in conjunction with such special use permit, although no sign may exceed 12 square feet in area or 6 feet in height. Such signs may show only the hours in which the parking lot is open and the persons authorized to use the parking area. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

88-517-03 EXEMPTION <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

The development plan review procedures of this article do not apply to development of detached houses or any developments for which plans have been reviewed and approved pursuant to the urban redevelopment, master planned development, or other equivalent development plan procedures of this zoning and development code. This provision is intended to clarify that development plan review is not required for projects that have received equivalent review through the city's other plan review procedures. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-518-03 EXEMPTION <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

The project plan review procedures of this article do not apply to development of detached houses or to any developments for which plans have been reviewed and approved pursuant to the urban redevelopment, master planned development, or other equivalent development plan procedures of this zoning and development code. This provision is intended to clarify that project plan review is not required for projects that have received equivalent review through the city's other development plan review procedures. Existing approved development plans for planned districts (per the prior zoning ordinance) are also exempt. This exemption is not intended to

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exempt any development from the building permit process. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-620-B. APPLICATIONS TO THE CITY PLAN COMMISSION, THE BOARD OF ZONING ADJUSTMENT, AND ADMINISTRATIVE APPROVALS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

Certain fees are hereby established for the filing of applications to the board of zoning adjustment and the city plan commission as follows: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.City plan commission: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

a.For applications to rezone: $678.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

b.Development plan: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.Residential: $678.00 plus $4.00 per dwelling unit, not to exceed $3,793.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

2.Nonresidential: $678.00 plus $97.00 per acre or fraction thereof, not to exceed $3,793.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

c.Project plan: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.Residential: $271.00 plus $4.00 per dwelling unit. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

2.Nonresidential: $271.00 plus $97.00 per acre or fraction thereof. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

d.Major amendments: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.Residential: $325.00 plus $4.00 per dwelling unit, not to exceed $1,355.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

2.Nonresidential: $325.00 plus $97.00 per acre or fraction thereof, not to exceed $1,355.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

e.Urban redevelopment district: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.$678.00 plus $97.00 per acre or $4.00 per dwelling unit, whichever is greater, not to exceed $3,793.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

f.Master plan development: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.$678.00 plus $97.00 per acre or $4.00 per dwelling unit, whichever is greater, not to exceed $3,793.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

g.For approval of a council approved signage plan: $271.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

h.For application for special review district: $460.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

i.For text amendments: $542.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

j.For land use plan amendments: $867.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

k.For major street plan amendments: $433.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

l.For applications for appeal from the decision of the director of city planning and development: $542.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

m.For neighborhood rezoning projects and overlay districts: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

-from 0200 parcels/lots$2,709.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

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-from 201500 parcels/lots$4,876.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

from 501+ parcels/lots$5,960.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

n.Vacation of alleys, streets, and plats: $303.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

o.For all other applications: $651.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.Board of zoning adjustment: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

a.For applications for variances involving the following uses: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.Detached house and semi-attached house and accessory uses: $271.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

2.All other uses: $542.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

b.For applications for appeal from the decision of the director of city planning and development: $542.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

c.For applications for rehearing before the board of zoning adjustment: $271.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

d.Certificates of legal nonconformance: For all applications for certificate of legal nonconformance, there shall be a charge of $136.00 for applications related to detached houses and semi-attached houses and $325.00 for all other applications. For all requests for approval of a change in use for an existing legal nonconforming use pursuant to 88-610 there shall be a charge of $54.00 for requests related to detached houses and semi-attached houses and $189.00 for all other requests. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

e.For applications for all other requests: $407.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

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f.For stay of enforcement: $433.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

g.Special use permits: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.Ambulance service: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.Bed & breakfast: $623.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3.Blood/plasma center: $867.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

4.Car wash/cleaning service: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

5.Cemetery/columbarium/mausoleum: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

6.Check-cashing, short-term loan/title loan establishment: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

7.College/university: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

8.Community center: $407.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

9.Community supported agriculture: $105.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

10.Crematory: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

11.Day care (home & family): $623.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

-12.Day care (1120 children) (group): $623.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

13.Day care center (21+): $867.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

14.Day labor employment agency: $867.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

15.Demolition debris landfill: $1,571.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

16.Detention and correctional facilities: $1,571.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

17.Drive-thru facility: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%
20Cases\CPC%204-19\images\88-130-04-G2.png>

18.Entertainment and spectator sports: $894.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

-19.Entertainment: small venue (1149 capacity): $487.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

-20.Entertainment: medium venue (150499 capacity): $894.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

21.Entertainment: large venue (500 + capacity): $1,571.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

22.Entertainment: outdoor (all sizes): $1,571.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

23.Financial services (except check-cashing and pawn shops): $867.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

24.Gasoline and fuel sales: $894.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

25.Group living: $623.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

26.Heavy equipment sales/rental: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

27.Historic landmark (reuse of officially designated historic landmark, local or national): $271.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

28.Hospital: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

29.Hotel/motel: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

30.Household living: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

31.Junk/salvage yard: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

32.Library/museum/cultural exhibit: $407.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

33.Light equipment sales/rental (indoor): $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

34.Light equipment sales/rental (outdoor): $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

35.Manufacturing, production, and industrial service - limited: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

36.Manufacturing, production, and industrial service - general: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

37.Mining and quarrying: $1,571.00. <file:///

\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

38.Motor vehicle repair limited: $894.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

39.Motor vehicle repair general: $894.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

40.Neighborhood-serving retail: $894.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

41.Nursing homes: $867.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%
20Cases\CPC%204-19\images\88-130-04-G2.png>

42.Office, administrative, professional or general: $894.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

43.Park/recreation: $487.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%
20Cases\CPC%204-19\images\88-130-04-G2.png>

44.Parking, non-accessory: $894.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

45.Pawn shops: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%
20Cases\CPC%204-19\images\88-130-04-G2.png>

46.Recreation vehicle park: $1,571.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

47.Recycling service - limited: $1,571.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

48.Recycling service - general: $1,571.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

49.Religious assembly: $407.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

50.Repair or laundry service, consumer: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

51.Residential storage warehouse: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

52.Safety service (except for police and fire stations $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

53.School: $407.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

54.Signs: $353.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

55.Solid waste separation facility: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

56.Sports and recreation, participant (indoor): $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

57.Sports and recreation, participant (outdoor): $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

58.Stable: $867.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

59.Tavern or nightclub: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

60.Transfer station: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

61.Undertaking: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

62.Utilities and services (except basic, minor): $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

63.Vehicle sales and service: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

64.Vehicle storage/towing: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

-65.Warehousing, wholesaling, freight movementindoor: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

-66.Warehousing, wholesaling, freight movementoutdoor: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

67.Waste related use: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

68.All other uses: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3.Administrative fees: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

A.Minor amendment to an approved development plan: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.Residential: $244.00 plus $4.00 per dwelling unit, not to exceed $678.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

2.Nonresidential: $244.00 plus $97.00 per acre or fraction thereof, not to exceed $678.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

B.Administrative adjustment: $271.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

C.Administrative approval: $271.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

D.For any request for continuance by the applicant: $136.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

E.Short term rental: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.Administrative approval: $271.00 <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

2.Special use permit: $623.00 <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3.First year registration: $288.00 (if administrative approval or special use permit not required, as those fees include first year registration) <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

4.Annual renewal of registration: $183.00 <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

4.The city plan commission and the board of zoning adjustment shall have the authority to waive the fees set out in this subsection in the interests of justice. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

5.Transcripts on appeal to circuit court. Transcripts, necessary upon appeal to the circuit court, shall be furnished by the appellant. These may be obtained, upon payment of the current charge, from the reporting service employed by the board of zoning adjustment to take testimony given at the public hearing. The board may waive the transcription costs where it is determined that the appellant is unable to pay the costs. The cost of the transcript will be refunded to the appellant if the appellate court orders such refund upon judgment. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

6.The city manager shall have authority annually to adjust the fees listed above to reflect an increase equal to an increase in the consumer price index (all items/all urban consumers/Kansas City, Missouri-Kansas) published by the United States Department of Labor, Bureau of Labor Statistics, provided that the increases are reflective of the costs of the services being provided. If the costs in processing the applications fall below the fees being charged, the fees shall be reduced so that they are equal to or less than the costs of processing the applications. The adjustments shall be made annually by the city manager in conjunction with the adoption of the annual budget of the city by filing a notice with the city clerk. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-810-728 LODGER <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

One who, by agreement with the owner of a property, acquires no interest or possession therein but only the right to occupy a room or rooms that remain in the owner's legal possession and who dwells in common with the household. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

**88-810-1430 RESIDENTIAL BUILDING <file:///
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A building that is arranged, designed, used, or intended to be used: <file:///
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- exclusively for residential occupancy by one or more households; or <file:///
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- for a mixture of nonresidential and residential occupancy and in which the floor area devoted to residential dwelling units makes up 50% or more of the building's total gross floor area. <file:///
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**88-820-01 LOT AREA <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%
204-19\images\88-130-04-G2.png>**

**88-820-01-A. MEASUREMENT <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%
20Cases\CPC%204-19\images\88-130-04-G2.png>**

The total land area contained within the property lines of a lot. <file:///
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**88-820-01-B. EXCEPTIONS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%
20Cases\CPC%204-19\images\88-130-04-G2.png>**

1.A detached house, wherever permitted as an allowable use, may be erected on any area of land in separate ownership that was in existence at the time of the passage of the original Ordinance No. 45608, passed June 4, 1923, or any subsequent amendment thereto that causes the area of land in separate ownership to contain less area than required for a detached house in the district in which it is located, provided all setback, height, and parking requirements of this zoning and development code are met. For purposes of this section, separate ownership means any lot previously established by a recorded subdivision plat or any lot established by a recorded conveyance made prior to March 1, 1954, or made in conformance with subdivision regulations of this code, or as otherwise lawfully established. <file:///
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2.A detached house, wherever permitted as an allowable use, may be erected on any area of land established by an approved lot split or subdivision plat. <file:///
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88-110 <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

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Table 110-1Residential Districts Use Table <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClemen

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Neighborhood-serving retail <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>S <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>S <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>S <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>S <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>S <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>S <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>S <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>S <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>88-360 <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>											

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Office, Administrative, Professional or General <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>- <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>- <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>- <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>- <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>- <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>S <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>S <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>S <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>S <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>											

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Reuse of officially designated historic landmark (local or national) if proposed use is not permitted <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>S <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>S <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>S <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>S <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>S <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>S <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>S <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>S <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>											

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Sports and Recreation, Participant <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>S <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>- <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>- <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>- <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>- <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>- <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>- <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>- <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>- <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>											
[…] <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\im											

88-270 AG-R, AGRICULTURAL-RESIDENTIAL DISTRICT <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-270-01 PURPOSE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

The AG-R, Agricultural-Residential district is primarily intended for areas of the city on the outer edge of urbanized development. Subdivision of land to higher density development is usually premature, due to lack of adequate utility services, roadways and other transportation systems. Land use regulations and lot and building standards are primarily geared to agricultural activities and very low-density residential development. <file:///

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\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-270-02 USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>

88-270-02-A. USES PERMITTED SUBJECT TO DEVELOPMENT PLAN APPROVAL <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

The following uses are permitted as-of-right in the AG-R district, subject to development plan review and approval in accordance with 88-517. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working% 20Cases\CPC%204-19\images\88-130-04-G2.png>

1.Utilities and Services <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC% 204-19\images\88-130-04-G2.png>

2.Funeral and Interment Service (cemetery/columbarium/mausoleum only) <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

3.School <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>

4.Religious Assembly <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC% 204-19\images\88-130-04-G2.png>

5.Park/Recreation <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204- 19\images\88-130-04-G2.png>

6.Sports and Recreation, Participant (Outdoor) <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

7.Entertainment Venues and Spectator Sports <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

8.Lodging (camp grounds only) <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working% 20Cases\CPC%204-19\images\88-130-04-G2.png>

9.Animal Service (veterinary only) <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working% 20Cases\CPC%204-19\images\88-130-04-G2.png>

10.Horticultural services <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working% 20Cases\CPC%204-19\images\88-130-04-G2.png>

11.Nurseries for trees, plants, and shrubs including retail sale when grown on the premises <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

12.Mining and quarrying, subject to 88-355 (asphalt plants and concrete mixing plants may be allowed as accessory uses) <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

13.Wireless communication facilities, subject to 88-385 <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-270-02-B. USES PERMITTED WITHOUT DEVELOPMENT OR PROJECT PLAN APPROVAL <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

The following uses are permitted as of right in the AG-R district. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.Detached houses (including short term rental in accordance with 88-321) <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

2.Orchards <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3.Agriculture, Crop or Animal <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

4.Agricultural services, such as grist milling, corn shelling, hay baling and threshing services <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

5.Sorting, grading, and packaging of fruits and vegetables and retail fruit and vegetable stands for products grown on the premises <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

6.Animal Services, Stables <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-270-02-C. Uses not expressly permitted or authorized by the city planning and development director as similar uses are prohibited in the AG-R district. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-270-02-D. SPECIAL STANDARDS ADJACENT TO PARKS, BOULEVARDS AND PARKWAYS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

RESERVED <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19

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\images\88-130-04-G2.png>

88-270-03 LOT AND BUILDING STANDARDS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-270-03-A. MAXIMUM BUILDING HEIGHT <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

The maximum building height shall be 35 feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-270-03-B. MINIMUM LOT AREA <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.For detached houses: 40 acres <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.For religious assembly and elementary schools: 5 acres <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

3.For secondary junior and senior high schools and institutions of higher learning: 10 acres <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-270-03-C. SETBACKS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Minimum setback from all property lines: 30 feet, provided that detached houses may, as an alternative, provide a rear setback of not less than 20 feet for decks and balconies that are 500 square feet or smaller in area. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-275 - KCIA, AIRPORT DISTRICT <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-275-01 - PURPOSE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

The KCIA, Airport district is primarily intended to promote airport and/or conservation uses in the immediate vicinity of Kansas City International Airport and to limit residential development and certain commercial uses that are incompatible with the use of the airport and related airport uses. The KCIA district is further intended to provide services to the airport and related airport services. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-275-02 USES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

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88-275-02-A. The following uses are permitted as-of-right in the KCIA district without approval of a site plan: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.Agriculture, Crop or Animal <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.Agricultural services, such as grist milling, corn shelling, hay baling, and threshing services, including sorting, grading and packaging of fruits and vegetables and retail fruit and vegetable stands for products grown on the premises <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3.Animal Services, Stables <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-275-02-B. The following uses are permitted in accordance with procedures of 88-530: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.Airports, public, including passenger and freight terminals, aircraft storage, maintenance, and related services for aircraft and air passengers <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.Eating and Drinking Establishments <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3.Entertainment Venues and Spectator Sports <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

4.Funeral and Interment Service (cemetery/columbarium/mausoleum only) <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

5.Gasoline and Fuel Sales <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

6.Lodging <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

7.Manufacturing, Production and Industrial Services <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

8.Mining and Quarrying subject to 88-350-02-D <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

9.Park/Recreation <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

10.Religious Assembly <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

11.Retail Sales <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

12.Sports and Recreation, Participant <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

13.Utilities and Services <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

14.Other commercial and industrial uses that are compatible with airport operations. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-275-02-C. Uses not expressly permitted or authorized by the city planning and development director as similar uses are prohibited in the KCIA district. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-275-02-D. SPECIAL STANDARDS ADJACENT TO PARKS, BOULEVARDS, AND PARKWAYS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

RESERVED <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-420-06 PARKING RATIOS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Except as otherwise expressly stated, off-street parking must be provided in accordance with the following minimum ratios. In lieu of complying with these minimum standards, applicants may apply for approval of an alternative compliance parking plan, in accordance with 88-420-15. See also the exemptions reductions and special area standards of 88-420-04. Bicycle parking must be provided in accordance with 88-420-09. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Table 420-1 Parking Ratios <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
USE GROUP <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

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Use Category » specific use type <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>Minimum Vehicle Parking Ratio <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
RESIDENTIAL <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Household Living <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Elderly Housing <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 3 dwelling units <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» All other <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per dwelling unit (unless exempted by 88-420-04-N) <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Group Living <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 4 dwelling units or 1 per 4 beds/sleeping rooms <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
PUBLIC/CIVIC <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	

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College/University <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 4 employees, plus 1 per 10 students <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Day Care <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
- » Home-based (15) <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png> None <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» All other <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 4 employees <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Hospital <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 3 beds, plus 1 per 4 employees <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Library/Cultural Exhibit <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>2.5 per 1,000 square feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Park/Recreation <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	

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» Community center <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>2.5 per 1,000 square feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» All other park/recreation <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>per 88-420-08 <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Religious Assembly <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 7 seats in main assembly area <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Safety Service <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Fire station <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 4 employees <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Police station <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 4 employees <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	

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» Ambulance service <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 4 employees <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
School <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Elementary/Junior High <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 4 employees <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Senior High <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 4 employees, plus 1 per 15 students <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Utilities and Services <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Basic, minor <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>None <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» All other utilities and services <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>Per 88-420-08	
COMMERCIAL <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Adult Business <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	

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» Adult media store <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>2.5 per 1,000 square feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Adult motion picture theater <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 4 seats or person capacity <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Sex shop <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>2.5 per 1,000 square feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Animal Service <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Sales and grooming <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>2.5 per 1,000 square feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Shelter or boarding <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>2.5 per 1,000 square feet, not including animal pen areas <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	

» Veterinary <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>2.5 per 1,000 square feet, not including animal pen areas <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Stable <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 10 stalls <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Artist Work or Sales Space <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>2.5 per 1,000 square feet of sales space <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Building Maintenance Service <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 4 employees <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Business Equipment Sales and Service <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>2.5 per 1,000 square feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Business Support Service <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	

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» Day labor employment agency <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>per 88-420-08 <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Employment agency <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>2.5 per 1,000 square feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» All other business support service <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>2.5 per 1,000 square feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Communication Service <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>2.5 per 1,000 square feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Eating and Drinking Establishments <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Tavern or nightclub <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>20 per 1,000 square feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	

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» uncovered patios or decks <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>20 per 1,000 square feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» All other eating/drinking establishments <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>10 per 1,000 square feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» uncovered patios or decks <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>5 per 1,000 square feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Entertainment Venues and Spectator Sports <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 4 seats or person capacity <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Financial Services <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Pawn shop <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>2.5 per 1,000 square feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	

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» All other financial services <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>2.5 per 1,000 square feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Food and Beverage Retail Sales <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>2.5 per 1,000 square feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Funeral and Interment Service <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Cemetery/ columbarium/mausoleum <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>per 88-420-08 <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Cremating <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 4 employees <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Undertaking <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 4 seats or person capacity <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	

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Gasoline and Fuel Sales <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per pump <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Lodging <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
- » 120 rooms <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per room <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
- » 2140 rooms <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 4 rooms <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» 41+ rooms <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 6 rooms <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Office, Admin. Professional or General <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 1,000 square feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	

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Office, Medical <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>4 per 1,000 square feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Personal Improvement Service <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>2.5 per 1,000 square feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Repair or Laundry Service, Consumer <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>2.5 per 1,000 square feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Research Service <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 1,000 square feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Retail Sales <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>2.5 per 1,000 square feet <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Sports and Recreation, Participant <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	

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» Indoor <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 4 seats or person capacity <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Outdoor <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>per 88-420-08 <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Vehicle Sales and Service <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Car wash/cleaning service <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>None <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Heavy equipment sales/rental <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 1,000 square feet of office space and covered display area <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Light equipment sales/rental (indoor) <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 1,000 square feet of office space and covered display area <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	

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» Light equipment sales/rental (outdoor) <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 1,000 square feet of office space and covered display area <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Motor vehicle repair, limited <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>2 per service bay <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Motor vehicle repair, general <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>2 per service bay <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
» Vehicle storage/towing <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per employee	
INDUSTRIAL <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Manufacturing, Production and Industrial Service <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 4 employees <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Recycling Service <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 4 employees <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	

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Residential Storage Warehouse <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>3, plus 1 per 75 storage spaces <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Warehousing, Wholesaling, Freight Movement <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>1 per 4 employees <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
OTHER <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Agriculture, Crop <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>None <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	
Wireless Communication Facility <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>None <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>	

88-620-B. APPLICATIONS TO THE CITY PLAN COMMISSION, THE BOARD OF ZONING ADJUSTMENT, AND ADMINISTRATIVE APPROVALS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

Certain fees are hereby established for the filing of applications to the board of zoning adjustment and the city plan commission as follows: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1. City plan commission: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

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a.For applications to rezone: $678.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

b.Development plan: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.Residential: $678.00 plus $4.00 per dwelling unit, not to exceed $3,793.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

2.Nonresidential: $678.00 plus $97.00 per acre or fraction thereof, not to exceed $3,793.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

c.Project plan: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.Residential: $271.00 plus $4.00 per dwelling unit. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

2.Nonresidential: $271.00 plus $97.00 per acre or fraction thereof. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

d.Major amendments: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.Residential: $325.00 plus $4.00 per dwelling unit, not to exceed $1,355.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

2.Nonresidential: $325.00 plus $97.00 per acre or fraction thereof, not to exceed $1,355.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

e.Urban redevelopment district: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.$678.00 plus $97.00 per acre or $4.00 per dwelling unit, whichever is greater, not to exceed $3,793.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

f.Master plan development: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.$678.00 plus $97.00 per acre or $4.00 per dwelling unit, whichever is greater, not to exceed

$3,793.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

g.For approval of a council approved signage plan: $271.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

h.For application for special review district: $460.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

i.For text amendments: $542.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

j.For land use plan amendments: $867.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

k.For major street plan amendments: $433.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

l.For applications for appeal from the decision of the director of city planning and development: $542.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

m.For neighborhood rezoning projects and overlay districts: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

-from 0200 parcels/lots$2,709.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

-from 201500 parcels/lots$4,876.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

from 501+ parcels/lots$5,960.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

n.Vacation of alleys, streets, and plats: $303.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

o.For all other applications: $651.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.Board of zoning adjustment: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

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a.For applications for variances involving the following uses: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.One- and two-family dwelling and accessory uses: $271.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

2.All other uses: $542.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

b.For applications for appeal from the decision of the director of city planning and development: $542.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

c.For applications for rehearing before the board of zoning adjustment: $271.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

d.Certificates of legal nonconformance: For all applications for certificate of legal nonconformance, there shall be a charge of $136.00 for applications related to one- and two-family residences and $325.00 for all other applications. For all requests for approval of a change in use for an existing legal nonconforming use pursuant to 88-610 there shall be a charge of $54.00 for requests related to one- and two-family residences and $189.00 for all other requests. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

e.For applications for all other requests: $407.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

f.For stay of enforcement: $433.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

g.Special use permits: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.Ambulance service: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

2.Bed & breakfast: $623.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3.Blood/plasma center: $867.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

4.Car wash/cleaning service: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

5.Cemetery/columbarium/mausoleum: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

6.Check-cashing, short-term loan/title loan establishment: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

7.College/university: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

8.Community center: $407.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

9.Community supported agriculture: $105.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

10.Crematory: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

11.Day care (home & family): $623.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

-12.Day care (1120 children) (group): $623.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

13.Day care center (21+): $867.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

14.Day labor employment agency: $867.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

15.Demolition debris landfill: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

16.Detention and correctional facilities: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

17.Drive-thru facility: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

18.Entertainment venue and spectator sports: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

-19.Entertainment venue and spectator sports: small venue (1149 capacity): $487.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

-20.Entertainment venue and spectator sports: medium venue (150499 capacity): $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

21.Entertainment venue and spectator sports: large venue (500 + capacity): $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

22.Entertainment venue and spectator sports: outdoor (all sizes): $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

23.Financial services (except check-cashing and pawn shops): $867.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

24.Gasoline and fuel sales: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

25.Group living: $623.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

26.Heavy equipment sales/rental: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

27.Historic landmark (reuse of officially designated historic landmark, local or national): $271.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

28.Hospital: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%

20Cases\CPC%204-19\images\88-130-04-G2.png>

29.Hotel/motel: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

30.Household living: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

31.Junk/salvage yard: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

32.Library/museum/cultural exhibit: $407.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

33.Light equipment sales/rental (indoor): $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

34.Light equipment sales/rental (outdoor): $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

35.Manufacturing, production, and industrial service - limited: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

36.Manufacturing, production, and industrial service - general: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

37.Mining and quarrying: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

38.Motor vehicle repair limited: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

39.Motor vehicle repair general: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

40.Neighborhood-serving retail: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

41.Nursing homes: $867.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

42.Office, administrative, professional or general: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

43.Park/recreation: $487.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

44.Parking, non-accessory: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

45.Pawn shops: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

46.Recreation vehicle park: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

47.Recycling service - limited: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

48.Recycling service - general: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

49.Religious assembly: $407.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

50.Repair or laundry service, consumer: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

51.Residential storage warehouse: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

52.Safety service (except for police and fire stations $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

53.School: $407.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%

20Cases\CPC%204-19\images\88-130-04-G2.png>

54.Signs: $353.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%
20Cases\CPC%204-19\images\88-130-04-G2.png>

55.Solid waste separation facility: $1,571.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

56.Sports and recreation, participant (indoor): $894.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

57.Sports and recreation, participant (outdoor): $1,571.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

58.Stable: $867.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%
20Cases\CPC%204-19\images\88-130-04-G2.png>

59.Tavern or nightclub: $894.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

60.Transfer station: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%
20Cases\CPC%204-19\images\88-130-04-G2.png>

61.Undertaking: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%
20Cases\CPC%204-19\images\88-130-04-G2.png>

62.Utilities and services (except basic, minor): $894.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

63.Vehicle sales and service: $894.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

64.Vehicle storage/towing: $1,571.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

-65.Warehousing, wholesaling, freight movementindoor: $894.00. <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

-66.Warehousing, wholesaling, freight movementoutdoor: $1,571.00. <file:///

\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

67.Waste related use: $1,571.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

68.All other uses: $894.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3.Administrative fees: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

A.Minor amendment to an approved development plan: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.Residential: $244.00 plus $4.00 per dwelling unit, not to exceed $678.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

2.Nonresidential: $244.00 plus $97.00 per acre or fraction thereof, not to exceed $678.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

B.Administrative adjustment: $271.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

C.Administrative approval: $271.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

D.For any request for continuance by the applicant: $136.00. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

E.Short term rental: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.Administrative approval: $271.00 <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

2.Special use permit: $623.00 <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3.First year registration: $288.00 (if administrative approval or special use permit not required, as those fees include first year registration) <file:///

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\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

4.Annual renewal of registration: $183.00 <file:///
\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

4.The city plan commission and the board of zoning adjustment shall have the authority to waive the fees set out in this subsection in the interests of justice. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

5.Transcripts on appeal to circuit court. Transcripts, necessary upon appeal to the circuit court, shall be furnished by the appellant. These may be obtained, upon payment of the current charge, from the reporting service employed by the board of zoning adjustment to take testimony given at the public hearing. The board may waive the transcription costs where it is determined that the appellant is unable to pay the costs. The cost of the transcript will be refunded to the appellant if the appellate court orders such refund upon judgment. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

6.The city manager shall have authority annually to adjust the fees listed above to reflect an increase equal to an increase in the consumer price index (all items/all urban consumers/Kansas City, Missouri-Kansas) published by the United States Department of Labor, Bureau of Labor Statistics, provided that the increases are reflective of the costs of the services being provided. If the costs in processing the applications fall below the fees being charged, the fees shall be reduced so that they are equal to or less than the costs of processing the applications. The adjustments shall be made annually by the city manager in conjunction with the adoption of the annual budget of the city by filing a notice with the city clerk. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-805-04 COMMERCIAL USE GROUP <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

The commercial use group includes uses that provide a business service or involve the selling, leasing or renting of merchandise to the general public. The commercial use group includes the following use categories. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-805-04-A. ADULT BUSINESS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

"Adult business" is an inclusive term used to describe collectively: adult cabaret; adult motion picture theatre; adult media store; bathhouse; massage shop; modeling studio; and/or sex shop. This collective term does not describe a specific land use and will not be considered a single use category. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.ADULT CABARET <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

An adult live entertainment facility, or that part of an adult live entertainment facility, that regularly features or otherwise offers to the public, customers or members in a viewing area, any live exhibition, performance or dance by persons whose exhibition, performance or dance is characterized by the exposure of any specified anatomical area, or by specified sexual activities,

or who otherwise appear unclothed or in such attire, costume or clothing so as to expose to view specified anatomical areas. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.ADULT MEDIA STORE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
An establishment that rents and/or sells adult media and that meets any of the following tests: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-

(a)More than 40% of the gross public floor area is devoted to adult media; <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

(b)More than 40% of the stock in trade consists of adult media; or <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

(c)A media store that advertises or holds itself out in any forum as "XXX," "adult," "sex" or otherwise as an adult business. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

3.ADULT MOTION PICTURE THEATER <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

A building or portion of a building (including any portion of a building that contains more than 150 square feet) used for presenting motion pictures, movies, videos or other projected images if such building or portion of a building as a prevailing practice excludes minors by virtue of age, or if, as a prevailing practice, the movies, videos or other material presented are distinguished or characterized by an emphasis on the depiction or description of "specified sexual activities" or "specified anatomical areas" for observation by patrons therein. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

4.BATHHOUSE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
An establishment or business that provides the services of baths of all kinds, including all forms and methods of hydrotherapy, unless operated by a medical practitioner or professional physical therapist, licensed by the state. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

5.MASSAGE SHOP <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
An establishment that has a fixed place of business having a source of income or compensation derived from the practice of any method of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating or stimulation of, external parts of the human body with the hands or with the aid of any mechanical, electric apparatus or appliances with or without

such supplementary aids as rubbing alcohol, liniments, antiseptics, oils, powders, creams, lotion, ointment or other similar preparations commonly used in the practice of massage, under such circumstances that it is reasonably expected that the person to whom the treatment is provided or some third person on his or her behalf will pay money or give any other consideration or gratuity provided that this term does not include any establishment operated by a medical practitioner, professional physical therapist, or massage therapist licensed by the state. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

6.MODELING STUDIO <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Modeling studio means an establishment or business that provides the services of modeling for the purposes of reproducing the human body, wholly or partially in the nude, by means of photography, painting, sketching, drawing, or otherwise. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

7.SEX SHOP <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
A business offering goods for sale or rent and that meets any of the following tests: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

(a)It offers for sale items from any two of the following categories: adult media; sexually-oriented toys or novelties; lingerie; leather goods marketed or presented in a context to suggest their use for sadomasochistic practices; and the combination of such items constitutes more than 10% of the stock in trade of the business or occupies more than 10% of the gross public floor area of the business; <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

(b)More than 5% of the stock in trade of the business consists of sexually-oriented toys or novelties; or <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

(c)More than 5% of the gross public floor area of the business is devoted to the display of sexually oriented adult toys or novelties. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-805-04-B. ANIMAL SERVICES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
The following are animal services use types: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.SALES AND GROOMING <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

Sales and grooming of dogs, cats, and similar small animals. Typical uses include pet stores, dog bathing and clipping salons, and pet grooming shops. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

2.SHELTER OR BOARDING KENNEL <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

Animal shelters and kennel services for dogs, cats, and small animals. Typical uses include boarding kennels, pet resorts/hotels, dog training centers, and animal rescue shelters. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

3.VETERINARY <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Typical uses include pet clinics, dog and cat hospitals, and animal hospitals. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

4.STABLE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Stables and boarding facilities for horses and similar large animals. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

88-805-04-C. ARTIST WORK OR SALES SPACE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Floor space devoted to the production, showing, or sale of art. Typical uses include art galleries and artist studios, but not including art museums. Art museums are classified in the "Libraries and Cultural Exhibits" use category. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-805-04-D. BUILDING MAINTENANCE SERVICE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Provision of maintenance and custodial services to commercial and industrial establishments. Typical uses include janitorial, landscape maintenance, and window cleaning services. Also includes exterminator services for residential, commercial, or industrial applications. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-805-04-E. BUSINESS EQUIPMENT SALES AND SERVICE <file:///

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Sales, rental, or repair of office, professional and service equipment and supplies to companies rather than to individuals. Excludes automotive and heavy equipment sales or service. Typical uses include office equipment and supply firms, small business machine repair shops and hotel equipment and supply firms. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-805-04-F. BUSINESS SUPPORT SERVICE <file:///
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Provision of clerical, employment, protective, or minor processing services to firms rather than individuals. Typical uses include employment agencies and telephone answering services and business or trade schools. Business or trades schools that involve outdoor storage and work areas or manufacturing processes are not considered business support services but rather are to be classified in an Industrial use group category. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.DAY LABOR EMPLOYMENT AGENCY <file:///
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Any enterprise, other than a labor union or a not-for-profit organization, engaged in procuring or providing persons to perform temporary unskilled work at a site other than the day labor business premises in which (1) the day laborers are paid, by the day labor business or a third party employer, each work day or on the business day following the work day, and (2) persons arrive at the day labor business premises to make application for work as a day laborer, to obtain assignment for day labor, to obtain transportation to a day labor site or to obtain payment of wages or benefits for day labor. For purposes of this definition, "unskilled work" means work involving physical tasks for which the (1) the worker is not required by law to hold a professional or occupational license, or (2) the employer or contractor controlling the site of the work does not require the worker to have (a) a high school diploma or its equivalent, or (b) education beyond high school, or (c) relevant vocational education or (d) demonstrated proficiency with a specified type of machinery to be used in the work, but does not include white collar, secretarial, clerical or professional work. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

88-805-04-G. COMMUNICATIONS SERVICE ESTABLISHMENTS <file:///
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Broadcasting and other information relay services accomplished through use of electronic and telephonic mechanisms. Excludes services classified as "major utilities and services" and "minor utilities." Typical uses include recording studios, television and radio studios, telecommunication service centers, data centers, and telegraph service offices. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-805-04-H. DRIVE-THROUGH FACILITY <file:///

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Any service window, automated device or other facility that provides goods or services to individuals in a motor vehicle. Also includes "drive-in" businesses and facilities, such as drive-in restaurants and car washes. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19 \images\88-130-04-G2.png>

88-805-04-I. EATING AND DRINKING ESTABLISHMENTS <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Provision of prepared food and/or beverages for on- or off-premises consumption. Typical uses include restaurants, taverns, and nightclubs. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working% 20Cases\CPC%204-19\images\88-130-04-G2.png>

1.RESTAURANT <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working% 20Cases\CPC%204-19\images\88-130-04-G2.png>
An establishment primarily engaged in serving prepared food to the public and in which sales of such prepared foods and meals constitutes at least 50% of the establishment's gross income, pursuant to Chapter 10 of the municipal code. <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

2.TAVERN OR NIGHTCLUB <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

An establishment that is not a restaurant and that is primarily engaged in the serving of alcohol for consumption on the premises or engaged in allowing the smoking of tobacco or other substances. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204 -19\images\88-130-04-G2.png>

88-805-04-J. ENTERTAINMENT VENUES AND SPECTATOR SPORTS <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Provision of cultural, entertainment, athletic and other events to spectators, such as occurs in theaters, cinemas, auditoriums, fairgrounds, sports stadiums and racetracks. The following are spectator sports and entertainment use types: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC% 204-19\images\88-130-04-G2.png>

1.SMALL VENUE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working% 20Cases\CPC%204-19\images\88-130-04-G2.png>
Entertainment and spectator sports establishments with a capacity of no more than 149 persons. Typical uses include small theaters and meeting or banquet halls. <file:/// \\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

2.MEDIUM VENUE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Entertainment and spectator sports establishments with a capacity of more than 149 and fewer than 500 persons. Typical uses include theaters and meeting or banquet halls. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

3.LARGE VENUE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Entertainment and spectator sports establishments with a capacity of 500 persons or more. Typical uses include large theaters, cinemas and meeting or banquet halls. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

4.OUTDOOR VENUE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Entertainment and spectator sports functions held outdoors. Typical uses include theaters, fairgrounds, sports stadiums, and racetracks. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

88-805-04-K. FINANCIAL SERVICES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Financial or securities brokerage services. Typical uses include banks, savings and loans, credit unions, mortgage companies, pawnshops, and short-term loan establishments. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.BANK <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
An establishment that is engaged in the business as a bank or trust company, and is federally chartered or state chartered. "Bank" also includes credit unions that are federally or state chartered, and mortgage companies that provide mortgage loans as a principal part of their operation, with the loans secured by an interest in real property as collateral for the loan. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-

2.PAWN SHOP <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Businesses that lend money on the security of pledged goods or that is engaged in the business of purchasing tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time. Pawnshops and pawnbrokers are further governed by Chapter 367, RSMo. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

3.SAVINGS AND LOAN ASSOCIATION <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

An establishment that is engaged in the business as a savings and loan association and is federally chartered or state chartered. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

4.SHORT-TERM LOAN ESTABLISHMENT <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

An establishment which (a) engages in the business of providing money to customers on a temporary basis, wherein such loans are secured by post-dated check, paycheck or car title, or (b) is registered as a lender under state or federal law. The classification does not include a state or federally chartered bank, savings and loan association, credit union, or mortgage broker or originator. Further, this classification does not include establishments selling consumer goods, including consumables, where the loans or the cashing of checks or money orders are incidental to the main purpose of the business. This classification does include, but is not limited to, check cashing stores, payday loan stores, and car title loan stores. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

88-805-04-L. FOOD AND BEVERAGE RETAIL SALES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Retail sale of food and beverages for home consumption. Typical uses include groceries and liquor stores. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-805-04-M. FUNERAL AND INTERMENT SERVICES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Provision of services involving the care, preparation, or disposition of human dead. The following are funeral and interment services use types: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.CEMETERY/COLUMBARIUM/MAUSOLEUM <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

Land or facilities used for burial of the dead, including pet cemeteries. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

2.CREMATING <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%

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Crematory services involving the purification and reduction of the human body by fire. Typical uses include crematories and crematoriums. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

3.UNDERTAKING <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Undertaking services such as preparing the dead for burial and arranging and managing funerals. Typical uses include funeral homes and mortuaries. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

88-805-04-N. GASOLINE AND FUEL SALES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Uses primarily engaged in retail sales of personal automobile and vehicle fuels, including rapid (level 3) battery charging stations, battery exchange stations and retail electric charging of vehicles. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-805-04-O. LODGING <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
Provision of lodging services on a temporary basis of not more than 30 days, with incidental food, drink and other sales and services intended for the convenience of guests. The following are lodging use types: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.BED AND BREAKFAST <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
A detached house in which the owner offers overnight accommodations and meal service to guests for compensation. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.HOTEL/MOTEL <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>
An establishment, other than a detached house, in which short-term lodging is offered for compensation and that may or may not include the service of one or more meals to guests. Typical uses include hotels, motels, and boarding houses. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

3.RECREATIONAL VEHICLE PARK <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

A development site, parcel, or tract of land designed, maintained or intended to be used for the

purpose of providing short-term accommodation of not more than 30 days for placement of two or more recreational vehicles, including all buildings used or maintained for the use of the occupants in the recreational vehicle park. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

88-805-04-P. OFFICE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.ADMINISTRATIVE, PROFESSIONAL OR GENERAL OFFICE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

Professional, governmental, executive, management, or administrative offices of private organizations or government agencies. Typical uses include administrative offices, law offices, architectural firms, insurance companies, and government offices. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

2.MEDICAL OFFICE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Personal health services including prevention, diagnosis and treatment; rehabilitation services provided by physicians, dentists, nurses, and other health personnel; and medical testing and analysis services, including medical marijuana testing facilities. Typical uses include medical and dental offices, health maintenance organizations, blood banks, plasma centers, and government-operated health centers. Excludes use types more specifically classified, such as hospitals. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-805-04-Q. PARKING, NON-ACCESSORY <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Parking that is not provided to comply with minimum off-street parking requirements and that is not provided exclusively to serve occupants of or visitors to a particular use, but rather is available to the public at-large. A facility that provides both accessory parking and non-accessory parking is classified as non-accessory parking. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-805-04-R. PERSONAL IMPROVEMENT SERVICE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include hair salons, barber shops, beauty shops, nail salons, health clubs, yoga or dance studios, driving schools and martial arts studios. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-805-04-S. REPAIR OR LAUNDRY SERVICE, CONSUMER <file:///

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Provision of repair, dry cleaning, or laundry services to individuals and households, but not to firms. Excludes vehicle and equipment repair. Typical uses include laundry/dry cleaning drop-off stations (with no dry cleaning on the premises), hand laundries, appliance repair shops, locksmiths, shoe and apparel repair and musical instrument repair. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-805-04-T. RESEARCH SERVICE <file:///
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An establishment that conducts educational, scientific, high-technology or medical research not involving the mass production, distribution, or sale of products. Research services do not produce odors, dust, vibration, noise, or other external impacts that are detectable beyond the property lines of the subject property. Research-related establishments that do produce such external impacts are classified as "manufacturing, production, and industrial services." <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-805-04-U. RESIDENTIAL SUPPORT SERVICES <file:///
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Commercial uses provided primarily to serve the needs of residents in large, multi-unit residential buildings. The following are considered residential support services: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

1.Restaurants; <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.Financial services, except pawnshops, consumer loan agencies, and payday loan stores; <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

3.Food and beverage retail sales; <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

4.Medical office (other than blood/plasma center); <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

5.Administrative, Professional, or General Offices; <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

6.Personal improvement service; and <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%

20Cases\CPC%204-19\images\88-130-04-G2.png>

7.Retail sales establishments. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

88-805-04-V. RETAIL SALES <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

Businesses involved in the sale, lease, or rent of new or used products or merchandise to consumers. Typical uses include drug stores, grocery stores, department stores, and apparel stores. Also includes medical marijuana dispensary facilities. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

1.OUTDOOR RETAIL SALES - CLASS A <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

Outdoor retail sales - class A are permanent uses outside of a completely enclosed building or structure used to display goods for sale to the general public as part of and subordinate to retail sales or similar business establishment. This includes but is not limited to garden supplies, building supplies, and plant materials. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

2.OUTDOOR RETAIL SALES - CLASS B <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

Outdoor retail sales - class B are permanent uses where the majority of the retail space is outdoors and items are for sale to the general public. This includes but is not limited to garden nurseries, manufactured home sales, and recreational and play equipment sales. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

88-805-04-W. SPORTS AND RECREATION, PARTICIPANT <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Provision of sports or recreation primarily by and for participants. (Spectators would be incidental and on a nonrecurring basis). Examples include bowling alleys, skating rinks, billiard parlors, driving ranges and miniature golf courses, shooting and archery ranges, batting cages, and go-cart tracks. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

88-805-04-X. VEHICLE SALES AND SERVICE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

Sales of motor vehicles or services related to motor vehicles. The following are vehicle sales and service use types: <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

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1.CAR WASH/CLEANING SERVICE <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

--A building or site containing facilities for washing automobiles. It may use automatic production line methodsa chain conveyor, blower, steam cleaning device, or other mechanical deviceor it may provide space, water and equipment for hand washing, cleaning or detailing of automobiles, whether by the customer or the operator. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

2.HEAVY EQUIPMENT SALES/RENTALS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

Sale, retail or wholesale and/or rental from the premises of heavy construction equipment, trucks and aircraft, together with incidental maintenance. Typical uses include heavy construction equipment dealers and tractor trailer sales. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

3.LIGHT EQUIPMENT SALES/RENTALS <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

Sale, retail, wholesale, or rental from the premises of autos, noncommercial trucks, motorcycles, trailers with less than 10,000 lbs. gross cargo weight, recreational vehicles and boat dealers, together with incidental maintenance. Typical uses include automobile and boat dealers, car rental agencies and recreational vehicle sales and rental agencies. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

4.MOTOR VEHICLE REPAIR, LIMITED <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

a.A vehicle repair establishment that provides lubrication and/or checking, changing, or additions of those fluids and filters necessary to the maintenance of a vehicle. Customers generally wait in the car or at the establishment while the service is performed. Examples include quick lube services. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

b.Also included vehicle repair establishments that provide replacement of passenger vehicle parts or repairs that do not involve body work or painting or require removal of the engine head or pan, engine transmission or differential. Examples include tire, muffler and transmission shops. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-

5.MOTOR VEHICLE REPAIR, GENERAL <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

Any vehicle repair activity other than "minor vehicle repair." Examples include repair or servicing of commercial vehicles or heavy equipment or body work, painting, or major repairs to passenger vehicles. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

6.VEHICLE STORAGE AND TOWING <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-

Storage of operating motor vehicles or vehicle towing services. Typical uses include towing services; private tow lots; impound yards; parking station for buses; and fleet storage yards. Includes the use of a site for temporary storage of motor vehicles to be sold, rented, salvaged, dismantled, or repaired for a period of not more than 15 days. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-

Section 2. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by law have been given and had. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held. <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%204-19\images\88-130-04-G2.png>

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Secretary, City Plan Commission <file:///\\kcmogis\cd\citydev_h\Devmgmt\JClements\Working%20Cases\CPC%

Approved as to form and legality:

_____
Sarah Baxter
Assistant City Attorney

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