

ORDINANCE NO. 030678

Amending Chapter 80, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning Ordinance, by repealing Appendix A, Sections 2.1, GP-1 General industry, and 2.3, GP-3 Regional business, and enacting in lieu thereof new sections of like numbers and subject matters.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 80, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning Ordinance, is hereby amended by repealing Appendix A, Sections 2.1, GP-1 General industry, and 2.3, GP-3 Regional business, and enacting in lieu thereof new sections of like number and subject matter, to read as follows:

Sec. 2.1. GP-1 General Industry.

I. Purpose.

The GP-1 zone is intended for manufacturing and related industries which characteristically manufacture, assemble, fabricate or process finished products from semi-finished materials or, in certain cases, from selected raw agricultural products but do not store or process other raw materials or scrap, junk or salvage materials. Certain commercial uses generally serving the industrial establishments and their employees are permitted. Residential uses are not compatible in this environment and are not included.

II. Permitted uses.

The following uses shall be permitted:

A. Principal uses.

1. Manufacturing, processing, packaging, storage or assembly of the following:
 - (a) Food products.
 - (i) Dairy products of all kinds.
 - (ii) Canning food of all kinds.
 - (iii) Drying and dehydrating fruits and vegetables.
 - (iv) Pickling fruits and vegetables; vegetable sauces and

seasonings and salad dressings.

- (v) Fresh or frozen packaged fish and seafoods.
 - (vi) Frozen fruits, fruit juices, vegetables and specialities.
 - (vii) Bakery products.
 - (viii) Candy and other confectionery products.
 - (ix) Chocolate and cocoa products.
 - (x) Chewing gum.
 - (xi) Malt liquors and malt.
 - (xii) Wine, brandy and brandy spirits.
 - (xiii) Distillery, rectifying and blending liquors.
 - (xiv) Bottling and canning soft drink and carbonated waters.
 - (xv) Flavor extracts and flavoring sirups.
 - (xvi) Roasting coffee and coffee products.
 - (xvii) Ice.
 - (xviii) Macaroni, spaghetti, vermicelli and noodles.
- (b) Fabricated textile products.
- (i) Clothing of all kinds.
 - (ii) Leather goods, including belting, packing, boots and shoes, cut stock, footwear, gloves and mittens, luggage, handbags and other personal leather goods.
 - (iii) Fur goods.
 - (iv) Curtains draperies, house furnishings.
 - (v) Textile bags.

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- (vi) Canvas products.
- (vii) Pleating, decorative and novelty stitching and tucking for the trade.
- (c) Furniture and Fixtures.
 - (i) Household, office and other miscellaneous furniture.
 - (ii) Partitions shelving, lockers, office and store fixtures.
 - (iii) Venetian blinds and shades.
- (d) Paper products.
 - (i) Envelopes.
 - (ii) Bags.
 - (iii) Wallpaper.
 - (iv) Sanitary paper.
 - (v) Paperboard containers and boxes.
 - (vi) Building paper and building boards.
- (e) Printing and publishing.
 - (i) Newspapers, periodicals, books and miscellaneous commercial printing.
 - (ii) Greeting cards.
 - (iii) Bookbinding and related work.
 - (iv) Typesetting.
 - (v) Photoengraving.
 - (vi) Electrotyping, stereotyping and miscellaneous printing, trade services.

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- (f) Chemical and allied products.
 - (i) Biological, botanical, medicinal and pharmaceutical products, chemicals and preparations.
 - (ii) Specialty cleaning, polishing and sanitation preparations (except soap and detergents).
 - (iii) Surface active agents, finishing agents, sulfonated oils, and assistants.
 - (iv) Perfumes, cosmetics, and other toilet preparations.
- (g) Pottery and related products.
 - (i) Vitreous china plumbing fixtures, china, earthenware fittings and bathroom accessories, china table and kitchen articles.
 - (ii) Fine earthenware (white ware) table and kitchen articles.
 - (iii) Porcelain electrical supplies.
 - (iv) Miscellaneous potter and related products.
- (h) Ordnance and accessories.

Small arms (no ammunition).
- (i) Machinery and equipment.
 - (i) Office, computing and accounting machines.
 - (ii) Household appliances.
 - (iii) Electric lighting and wiring equipment.
 - (iv) Radio and television receiving sets.
 - (v) Communication equipment.

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- (vi) Electronic components and accessories.
- (vii) Packaging machinery.
- (viii) Other machinery and transportation equipment, assembly only.
- (j) Miscellaneous.
 - (i) Engineering, laboratory and scientific and research instruments and associated equipment.
 - (ii) Mechanical measuring and controlling instruments.
 - (iii) Automatic temperature control.
 - (iv) Optical instruments and lenses.
 - (v) Surgical and medical instruments and apparatus.
 - (vi) Dental equipment and supplies.
 - (vii) Photographic equipment and supplies.
 - (viii) Watches, clocks, clockwork operated devices and parts.
 - (ix) Jewelry and precious metals.
 - (x) Lapidary work.
 - (xi) Silverware and plated ware.
 - (xii) Musical instruments and parts.
 - (xiii) Toys, amusement, sporting and athletic goods.
 - (xiv) Pens, pencils, and other office and artists' materials.
 - (xv) Costume jewelry, novelties, buttons and miscellaneous notions.
 - (xvi) Cigarette, cigar and other tobacco products.

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- (xvii) Motion picture production.
- (xviii) Brooms and brushes.
- (xix) Lamp shades.
- (xx) Morticians' goods.
- (xxi) Fur dressing and dyeing.
- (xxii) Signs and advertising displays.
- (xxiii) Umbrellas, parasols and canes.

B. Transportation, communication and utilities.

1. Railroad right of way, switching yard and freight terminal.
2. Bus garages and equipment maintenance.
3. Motor freight terminals, garaging and equipment maintenance.
4. Aircraft storage and equipment maintenance.
5. Automobile parking.
6. Telephone exchange stations.
7. Telegraph message centers.
8. Electric transmission right of way.
9. Electricity regulating substations.
10. Gas pipeline right of way, storage, distribution points and pressure control stations.
11. Water pipeline right of way, treatment plants, storage and pressure control stations.
12. Sewage treatment plants and pressure control stations.

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13. Petroleum pipeline right of way and pressure control stations.
14. Freight forwarding services.
15. Packing and crating services.
16. Travel and arranging services.

C. Wholesale warehouses for

1. Automobile and automobile equipment.
2. Tires and tubes.
3. Drugs and sundries.
4. Paints and varnishes.
5. Dry goods and notions.
6. Apparel and footwear.
7. Groceries, dairy products, confectionery, fish and seafoods, meats, fruits and vegetables.
8. Electrical apparatus, appliances, parts and equipment.
9. Hardware, plumbing and heating supplies.
10. Air-conditioning, refrigerated equipment and supplies.
11. Commercial, industrial and farm machinery, equipment and supplies.
12. Professional, services and transportation equipment and supplies.
13. Tobacco products.
14. Paper and paper products.
15. Furniture and home furnishings.
16. Lumber and construction materials.

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D. Retail trade.

1. Lumber and building materials.
2. Heating and plumbing equipment.
3. Paint, glass and wallpaper.
4. Electrical supplies.
5. Hardware and farm equipment.
6. Gasoline service stations.
7. Aircraft and marine craft and accessories.
8. Eating and drinking places, excluding drive-ins.
9. Hay, grains and feeds.
10. Farm and garden supplies.
11. Fuel and ice dealers.

E. Services.

1. Financial, insurance and real estate services.
2. Laundry services.
3. Rug cleaning and repair services.
4. Fur repair and storage.
5. Blueprinting and photocopying service.
6. Stenographic and other duplicating and mailing services.
7. Window cleaning services.
8. Disinfecting and exterminating services.

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9. Employment services.
 10. Warehousing and storage services.
 11. Research, development and testing services.
 12. Business and management consulting services.
 13. Detective and protective services.
 14. Equipment rental and leasing services.
 15. Automobile and truck rental services.
 16. Motion picture distribution and services.
 17. Automobile repair and wash services.
 18. Other repair services.
 19. Medical and dental laboratory services.
 20. Professional services.
 21. Construction trade services.
 22. Postal services.
 23. Vocational or trade schools.
 24. Business, professional and labor organizations.
 25. Auditorium and exhibition halls.
 26. Agricultural related activities.
- F. Churches.
- III. Building height, coverage, lot area, lot width, and yard regulations.
- A. Building height. None, except as prescribed within any airport runway

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approach zone (See Section 1.6).

B. Coverage. No building or buildings upon any lot shall occupy more than:

1. 35% coverage on buildings of 0 to 50,000 square feet.
2. 40% coverage on buildings of 50,000 to 100,000 square feet.
3. 45% coverage on buildings of 100,000 square feet or more.

C. Yards.

1. No building or parking facility shall be located nearer than fifty (50) feet from any street property line abutting a major thoroughfare. When abutting a local or collector street, the setback from any street property line shall be at least thirty (30) feet for any building and twenty (20) feet for any parking facility.
2. Adjacent to interior property lines, no building or parking facility shall be located nearer than ten (10) feet from any interior property line. No building or parking facility shall be nearer than twenty (20) feet to any interior property line that forms a boundary with a non-residential district or fifty (50) feet or a distance equal to fifty percent (50%) of its height, whichever is greater, from any interior property line which forms a boundary with a residential district or a lot occupied by a residential use. Where an alley or other easement right of way borders any interior property line, the above distances may be measured from the centerline of such right of way.

IV. Parking and loading regulations.

There shall be no parking or loading permitted upon any public right of way within the GP-1 zone. All off-street parking and loading space within the GP-1 zone shall observe at least the requirements of Section 80- 169 Code of Ordinances (commonly known as the Zoning Ordinance). Churches shall provide parking in accordance with Section 80-444.

Sec. 2.3. GP-3 Regional Business.

I. Purpose.

The GP-3 zone is intended primarily for major business services and retail trades serving a broad regional segment of the City outside of the Central Business District, and is

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located in relation to intersecting major thoroughfares. Transient accommodations are the only residential uses included within the district.

II. Permitted uses.

The following uses shall be permitted:

A. Principal uses.

1. Hotels, motels.
2. Bus or other transit passenger terminals.
3. Taxi stands.
4. Automobile parking.
5. Telephone exchange.
6. Telegraph message centers.
7. Radio and television broadcasting studios (only).
8. Utility right of way or utility substations.
9. Travel arranging services.
10. Churches.

B. Retail businesses.

1. Heating and plumbing equipment.
2. Paint, glass and wallpaper.
3. Electrical supplies.
4. Hardware.
5. Department stores.
6. Variety, general merchandise, dry goods and general stores.

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7. Merchandise vending machines operators.
8. Food stores of all kinds.
9. Tires, batteries and automobile accessories.
10. Gasoline service stations.
11. Clothing stores of all kinds.
12. Shoe stores.
13. Tailoring.
14. Furniture and floor coverings.
15. Home furnishings of all kinds.
16. Household appliances, radios and television sets.
17. Music supplies.
18. Eating and drinking places.
19. Drug and proprietary.
20. Liquor.
21. Antiques.
22. Books and stationery.
23. Sporting goods.
24. Bicycles.
25. Lawn and garden supplies.
26. Jewelry.
27. Florists.

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28. Cigars and cigarettes.
29. Newspapers and magazines.
30. Cameras and photographic supplies.
31. Gifts, novelties and souvenirs.
32. Optical goods.
33. Veterinary small animal clinics if in conjunction with retail sales of pet supplies. A small animal is a companion or pet including, but not limited to dogs, cats, birds, hamsters, guinea pigs, ferrets, and animals sold in a retail pet store, excluding zoo, equine, and food animals. The use shall be located within a soundproofed and air- conditioned building without exterior storage of kennels, pens, cages, etc . No smoke or odor caused by the operation of this facility shall be perceptible at the boundaries of the premises. Performance of activities of the cat and dog hospital shall not create noise outside the soundproofed building in excess of that of normal daily traffic. Further, direct outside access to the store/clinic shall be provided. The proposed use shall be made known on the GP District Plan. The operator shall be a licensed veterinarian and graduate of an accredited school.
34. Retail pet stores. A pet shall be considered a small animal including, but not limited to, dogs, cats, birds, hamsters, guinea pigs, ferrets and other similar animals but excluding zoo, equine and food animals. The use shall be located within a soundproofed and air- conditioned building without exterior storage of kennels, pens, cages, etc . No odor caused by the operation of this facility shall be perceptible at the boundaries of the premises.

C. Services.

1. Financial, insurance real estate and general office services of all kinds.
2. Laundry and dry cleaning self-service.
3. Photographic services.

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4. Beauty and barber services.
5. Pressing, alteration, garment repairs, laundry and dry cleaning pickup services.
6. Fur repair and storage services.
7. Shoe repair, shoe shining and hat cleaning services.
8. Advertising services (offices).
9. Blueprinting and photocopying services.
10. Stenographic and other duplicating and mailing services.
11. News syndicate services.
12. Employment services.
13. Business and management consulting services.
14. Detective and protection services.
15. Equipment rental and leasing services (except vehicles).
16. Trading stamp services.
17. Electrical repair, including radio and television.
18. Watch, clock and jewelry repair.
19. Upholstery and furniture repair.
20. Physician and dental services.
21. Medical and dental laboratory services.
22. Medical clinic - outpatient services.
23. Legal and other professional services.
24. Government services.

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25. Professional, business and stenographic schools.
26. Barber and beauty schools.
27. Art, music and dancing schools.
28. Welfare and charitable services.
29. Business association and professional and labor organizations.
30. Civic, social and fraternal associations.
31. Libraries.
32. Museums.
33. Art galleries.
34. Motion picture theatre (except drive-ins).
35. Auditoriums and exhibition halls.
36. Penny arcades.
37. Roller skating and ice skating rinks.
38. Bowling alleys.
39. Recreation centers, general.
40. Gymnasium, athletic clubs.
41. Swimming pools.
42. Medical complex, including medical offices, clinics, outpatients,
hospitals.
43. Car washes, provided that sufficient space is provided on-site for
stacking a minimum of five (5) cars per bay and that the paved area is
setback a minimum of twenty (20) feet from all streets other than
freeways, expressways, parkways and other arterial streets for which

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setbacks are regulated by Chapter 4.1-B, General Urban Design Standards, of the KCIA General Plan Development District. Where the property adjoins any property zoned R-1, R-2, R-3, R-4, R-5, R-6, GP-4, GP- 5 and GP-6, a six (6) foot high solid fence and plant materials shall be installed along the district line, unless the district line is not the property line and, in that case, the fence shall be installed along the property line.

III. Building height, coverage, and yards regulation.

A. Buildings Heights. None, except as prescribed within any airport runway approach zone (see Section 1.6).

B. Coverage. No building or buildings upon any lot shall occupy more than thirty-five percent (35%) of the lot area.

C. Yards.

1. No building or parking facility shall be located nearer than fifty (50) feet from any street property line abutting a major thoroughfare. When abutting a local or collector street, there shall be no required setback from any street property line for a building and a minimum setback of ten (10) feet for any parking facility.
2. Adjacent to interior property lines, there shall be no setback for any building or parking facility, except when adjacent to an interior property line which forms a boundary with a residential district or a lot occupied by a residential use. In this case, no building or parking facilities shall be located nearer than fifty (50) feet or a distance equal to fifty percent (50%) of the building's height, whichever is greater, from said interior property line.

IV. Parking and loading regulations.

There shall be no on-street parking or loading permitted upon any public right of way within any GP-3 zone. However, off-street parking shall be provided in the amount not less than the provisions of Section 80- 444 and Section 80-445, Code of Ordinances (the Zoning Ordinance).

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

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I hereby certify that as required by Chapter 80, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Assistant City Attorney