

ORDINANCE NO. 051456

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 2.2, GP-2, General transient retail business, and enacting in lieu thereof new sections of like numbers and subject matters to permit drive-in restaurants.

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 2.2, GP-2, General transient retail business, and enacting in lieu thereof new sections of like numbers and subject matters, 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.

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- (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.
 - (vi) Canvas products.

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- (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.
- (f) Chemical and allied products.

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- (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.
 - (vi) Electronic components and accessories.
 - (vii) Packaging machinery.
 - (viii) Other machinery and transportation equipment, assembly only.

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- (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.
 - (xvii) Motion picture production.
 - (xviii) Brooms and brushes.
 - (xix) Lamp shades.
 - (xx) Morticians' goods.
 - (xxi) Fur dressing and dyeing.

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(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.
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.

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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.
- 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.

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8. Eating and drinking places.
 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.
 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.

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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.
27. Recreation centers, gymnasiums and athletic clubs.

F. Churches.

III. Building height, coverage, lot area, lot width, and yard regulations.

- A. Building height. 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:
 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

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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.

2.2 GP-2 General Transient Retail Business.

2.2-A. Purpose.

The GP-2 zone is primarily related to business services for the traveling public, as distinguished from businesses providing general retail goods and services for local residents. The district is oriented primarily to major interstate highway and to other travel oriented facilities.

2.2-B Permitted uses.

The following uses are permitted:

- I. Principal uses.
 1. Hotels, motels, tourist courts.
 2. Bus and other transit passenger terminals.
 3. Taxi stands.
 4. Automobile parking.
 5. Telephone exchange stations.
 6. Telegraph message centers.
 7. Utility right of way and utility substations.
 8. Travel arranging services.

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9. Gasoline service stations.
10. Eating places.
11. Drinking places, excluding drive-ins.
12. Office buildings.
13. Automobile rental services.
14. Governmental services.
15. Churches.

2.2-C Building height limit.

None, except as required in any airport runway approach zone (see Section 1.6).

2.2-D Building coverage limit.

No building or buildings shall cover more than thirty-five percent (35%) of the lot area.

2.2-E Yards.

Same as GP-3.

2.2-F Parking and loading regulations.

Same as GP-3.

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:

M. Margaret Sheahan Moran
Assistant City Attorney