

ORDINANCE NO. 970656

Amending Chapter 80, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning Ordinance, by repealing Appendix A, Chapters 2 (Land Use Controls) and 4 (Urban Design Standards and Specifications) and enacting in lieu thereof new Chapter 2 and Chapter 4, Appendix A, of like number and subject matter.

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, Chapters 2 (Land Use Controls) and 4 (Urban Design Standards and Specifications), and enacting in lieu thereof new Chapter 2 and Chapter 4, Appendix A, of like number and subject matter, to read as follows:

APPENDIX A

Chapter 2. Land Use Control Zones.

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.

- specialities.
- (vi) Frozen fruits, fruit juices, vegetables and
 - (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,
handbags
cut stock, footwear, gloves and mittens, luggage,
and other personal leather goods.
 - (iii) Fur goods.
 - (iv) Curtains draperies, house furnishings.
 - (v) Textile bags.
 - (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 printing.
 - (ii) Greeting cards.
 - (iii) Bookbinding and related work.
 - (iv) Typesetting.
 - (v) Photoengraving.
 - (vi) Electrotyping, stereotyping and miscellaneous printing, services.
- (f) Chemical and allied products.
 - (i) Biological, botanical, medicinal and pharmaceutical chemicals and preparations.
 - (ii) Specialty cleaning, polishing and sanitation (except soap and detergents).
 - (iii) Surface active agents, finishing agents, assistants.
 - (iv) Perfumes, cosmetics, and other toilet preparations.
- (g) Pottery and related products.
 - (i) Vitreous china plumbing fixtures, china, earthenware and bathroom accessories, china table and kitchen fittings articles.

- articles.
 - (ii) Fine earthenware (white ware) table and kitchen
 - (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.
 - (j) Miscellaneous.
 - (i) Engineering, laboratory and scientific and research 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
- instruments
- 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.
- (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.
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.
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.
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.

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. Adjacent to streets: No building shall be located nearer than fifty (50) feet from any street property line of the lot it occupies nor nearer than a distance equal to fifty percent (50%) of its height measured from the centerline of the street, whichever distance is greater.

2. Adjacent to interior property lines. No building shall be located nearer than ten (10) feet from any interior property line or nearer than 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 of the industrial district.
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).

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

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.

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 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.

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.
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.
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

etc. No
be
of
noise outside the
traffic.
provided.
Plan. The
accredited

building without exterior storage of kennels, pens, cages,
smoke or odor caused by the operation of this facility shall
perceptible at the boundaries of the premises. Performance
activities of the cat and dog hospital shall not create
soundproofed building in excess of that of normal daily
Further, direct outside access to the store/clinic shall be
The proposed use shall be made known on the GP District
operator shall be a licensed veterinarian and graduate of an
school.

including,
pigs, ferrets and
animals. The
conditioned
etc. No
perceptible at the

34. Retail pet stores. A pet shall be considered a small animal but not limited to, dogs, cats, birds, hamsters, guinea other similar animals but excluding zoo, equine and food use shall be located within a soundproofed and air-building without exterior storage of kennels, pens, cages, odor caused by the operation of this facility shall be boundaries of the premises.

C. Services.

of all kinds.
cleaning pickup

1. Financial, insurance real estate and general office services
2. Laundry and dry cleaning self-service.
3. Photographic services.
4. Beauty and barber services.
5. Pressing, alteration, garment repairs, laundry and dry 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.
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 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. Adjacent to streets: No building shall be located nearer than fifty (50) feet from any street property line of the lot it occupies, nor nearer than a distance equal to fifty percent (50%) of its height measured from the centerline of the street, whichever distance is greater.

2. Adjacent to interior property lines: None, except 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 buildings 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).

2.4 GP-4. High Density Residential Uses.

I. Purpose

The GP-4 zone is primarily for apartment buildings located in relation to outlying major thoroughfares or in peripheral relationship to outlying regional or local business districts.

II. Permitted uses.

The following uses shall be permitted:

A. Principal uses.

1. Apartments or other multi-family residences having three (3) or more dwelling units.
2. Hospitals (minimum lot area - 10 acres).
3. Junior or senior high schools and schools of higher learning, public or private (minimum lot area - 10 acres; minimum yard depth or width - 50 feet).
4. Elementary schools, public or private (minimum lot area - 5 acres; minimum yard depth or width - 50 feet).
5. Churches (minimum lot area - 3 acres; minimum yard depth or width - 30 feet).
6. Nursing homes.
7. Golf courses, not including miniature golf courses or golf driving ranges, if a part of an overall development plan for residential development.
8. Accessory uses customarily incident to the above uses including golf course clubhouses and driving ranges which are accessory to golf courses.

III. Building height, coverage, lot area, lot width, and yards regulation.

A. Building height.

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

B. Coverage and minimum open space.

No building or buildings on any lot shall occupy more than thirty percent (30%) of the lot area. Not less than forty percent (40%) of the lot area shall be in open landscaped yard space, unobstructed by vehicular driveways or parking areas.

C. Minimum lot area.

1. For three (3) or more bedroom apartments - 4,300 square feet per unit;
2. For two (2) bedroom apartments - 3,300 square feet per unit;
3. For one (1) bedroom apartments - 2,200 square feet per unit;
4. For efficiency apartments and transient hotel rooms - 1,600 square feet per unit.
5. For nursing homes, 715 square feet per bed if dormitory design; otherwise, one-half («) the lot area requirements as stated above.

D. Minimum lot width.

Eighty (80) feet.

E. Yards.

No building shall be located nearer than twenty (20) feet from any property line or less than a distance equal to fifty percent (50%) of its height, whichever is greater.

Where any property line is a street property line, the yard related to the building height may be measured from the centerline of the street.

IV. Parking and loading requirements.

In the GP-4 zone, no on-street parking shall be permitted. Off-street parking shall be provided in amounts not less than three (3) parking spaces for each two (2) apartments and otherwise all parking shall conform to the requirements of Section 80-444 and Section 80-445, Code of Ordinances (the Zoning Ordinance).

2.5 GP-5. Medium Density Residential Uses.

I. Purpose.

The GP-5 zone is intended for all types of residential uses.

II. Permitted uses.

The following uses shall be permitted:

A. Principal uses.

1. One-family dwellings.
2. Two-family dwellings.
3. Apartments or other multi-family residences having three (3) or more dwelling units.
4. Junior or senior high school and schools of higher learning, public or private (minimum lot area - 10 acres; minimum yard depth or width - 50 feet).
5. Elementary schools, public or private (minimum lot area - 5 acres; minimum yard depth or width - 50 feet).
6. Churches (minimum lot area - 3 acres; minimum yard depth or width - 30 feet).
7. Golf courses, not including miniature golf courses or golf driving ranges, if a part of an overall development plan for residential development.
8. Accessory uses customarily incident to the above uses including golf course clubhouses and driving ranges which are accessory to golf courses.

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

A. Building height.

Three (3) stories (see Section 1.6).

B. Coverage and minimum open space.

No building or buildings on any lot shall occupy more than thirty percent (30%) of the lot area. Not less than forty percent (40%) of the lot area shall be in open landscaped yard space, unobstructed by vehicular driveways or parking areas.

C. Minimum lot area.

1. For one-family dwellings - 6,200 square feet;

2. For two-family dwellings - 8,600 square feet;
3. For more than two-family dwellings - same as GP-4.

D. Minimum lot width.

1. For one-family dwellings - 50 feet;
2. For two-family dwellings - 60 feet;
3. For more than two family dwellings or other permitted non-residential uses -
80 feet.

E. Yards.

Same as GP-4 except one- and two-family dwellings may, as an alternative, provide a side yard of not less than ten percent (10%) of the width of the lot. Such side yard shall not be less than eight (8) feet; provided such use is at least thirty (30) feet from any interior rear property line.

IV. Parking and loading regulations.

In the GP-5 zone, one (1) off-street parking space shall be provided for each dwelling unit in a one- or two-family dwelling structure and for dwelling structures having more than two (2) dwelling units, three (3) parking spaces shall be provided for each two (2) dwelling units. All parking for other permitted uses shall conform to the requirements set forth in Section 80-444 and Section 80-445, Code of Ordinances (the Zoning Ordinance).

2.6 GP-6. Low Density Residential Uses.

I. Purpose.

The GP-6 zone is intended for single family dwellings and uses related thereto.

II. Permitted uses.

The following uses shall be permitted:

A. Principal uses.

1. One-family dwellings.
2. Junior or senior high school and schools of higher learning, public or private
(minimum lot area - 10 acres; minimum yard depth or width - 80 feet).
3. Elementary schools, public or private (minimum lot area - 5 acres; minimum yard depth or width - 50 feet).

4. Churches (minimum lot area - 3 acres; minimum yard depth or width feet).
5. Golf courses, not including miniature golf courses or golf driving ranges, if a part of an overall development plan for residential development.
6. Accessory uses customarily incident to the above uses including golf course clubhouses and driving ranges which are accessory to golf courses.

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

A. Building height.

Three (3) stories (see also, Section 1.6).

B. Coverage and minimum open space.

No building or buildings on any lot shall occupy more than twenty-five percent (25%)

of the lot area. Not less than sixty percent (60%) of the lot area shall be in open landscaped yard space, unobstructed by vehicular driveways or parking areas.

C. Minimum lot area.

For one-family dwellings - 8,700 square feet.

D. Minimum lot width.

For one-family dwellings - seventy (70) feet. For other permitted non-residential uses - one hundred (100) feet.

E. Yards.

Same as GP-4 except one- and two-family dwellings may, as an alternative, provide a side yard of not less than ten percent (10%) of the width of the lot. Such side yard shall not be less than eight (8) feet; provided such use is at least thirty (30) feet from any interior rear property line.

IV. Parking and loading regulations.

In the GP-6 zone, one (1) off-street parking space shall be provided for each single family dwelling. All parking for other permitted uses shall conform to the requirements of Sections 80-444 and 80-445, Code of Ordinances (the Zoning Ordinance).

2.7 GP-7. Agricultural and Low Density Residential Uses.

I. Purpose.

The GP-7 zone is intended primarily 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. Use of land and minimum lot area is related primarily to agricultural activities.

II. Permitted uses.

The following uses shall be permitted:

A. Principal uses.

1. One-family dwellings.
2. Railroad right of way.
3. Utility right of way, substations and pressure control station.
4. Water treatment plants and water storage.
5. Sewage treatment plants.
6. Cemeteries.
7. Governmental services.
8. Elementary schools, public and private.
9. Junior high and senior high schools and institutions of higher learning.
10. Churches.
11. Golf courses and country clubs.
12. Playgrounds, playfields, athletic fields.
13. Swimming beaches.
14. Boat rentals and boat access sites and marinas.
15. Camping and picnic grounds.
16. Hunting and fishing clubs.
17. Groups or organized camps for recreation.
18. Parks, public.
19. Farms for the raising of all crops.
20. Orchards.
21. Truck gardening.

22. Dairy farms.
23. Farms for the raising of all livestock.
24. Poultry farms.
25. Apiary farms.
26. General farms, ranges and pastures.
27. Grist milling, corn shelling, hay baling and threshing services.
28. Sorting, grading and packaging of fruits and vegetables, and retail fruit and vegetable stands for products grown on the premises.
29. Veterinarian services.
30. Poultry hatching services.
31. Horticultural services.
32. Nurseries for trees, plants, and shrubs including retail sale when grown on the premises.
33. Fish hatcheries.
34. Quarries and other extraction of minerals (subject to Section 4.4).
35. Commercial communication towers, subject to the following conditions:
 - (a) That the tower be set back a distance of at least two-thirds the tower height to the nearest property line from center of tower and guy wires and similar support devices be no closer than twenty (20) feet from any lot line.
 - (b) That height of tower shall be subject to meeting the setback requirements as stated in (a) above, or shall be limited to the height requirements if within an airport approach zone as defined in Section 6-73, Code of Ordinances, whichever is less.
 - (c) That the applicant submit:
 - (i) Site plan showing the location of the tower and any outbuildings proposed or existing on the property, fences and screenings.

tower, (ii) Engineering specifications detailing construction of base and guy wire anchorage.

tower. (iii) Provision for anti-climb fence around perimeter of tower.

construction plans, (iv) Details of any accessory building including elevations and use with provisions for one parking space for every two persons anticipated to be working in the building.

any (d) That applicant present documentation of the possession of required license by any federal, state or local agency.

III. Building height, lot area and yards.

A. Building height.

Three (3) stories (see also Section 1.6).

B. Minimum lot.

1. For one-family dwellings, forty (40) acres.

2. For churches and elementary schools, five (5) acres.

higher 3. For secondary junior and senior high schools and institutions of learning, ten (10) acres.

C. Yards.

Minimum yard area adjacent to any property line, "thirty" (30) feet.

IV. Parking and loading regulations.

Same as regulation in Sections 80-444 and 80-445, Code of Ordinances (the Zoning Ordinance).

2.8. GP-8. Airport and Conservation Uses.

I. Purpose.

GP-8 zone is intended to promote airport and/or conservation uses in the immediate vicinity of KCI Airport and to limit housing and certain commercial uses which are incompatible with the use of the airport and related airport uses. Further, GP-8 is intended to provide services to the airport and related airport services.

II. Permitted uses. The following uses shall be permitted.

A. Principal uses.

1. Airports, public, including passenger and freight terminals, aircraft storage, maintenance and related services for aircraft and air passengers.
2. Manufacturing, processing, storage, packaging, or assembling of aircraft.
3. Hotels and accessory uses, including but not limited to, bars, restaurants, gift shops and hair salons.
4. Railroad right of way.
5. Utility rights of way, substations and pressure control stations.
6. Water treatment plants or water storage.
7. Sewage treatment plants.
8. Cemeteries.
9. Governmental services.
10. Golf courses.
11. Playgrounds, playfields and athletic fields.
12. Swimming beaches.
13. Boat rentals and boat access sites and marinas.
14. Camping or picnic grounds.
15. Group or organized camps for recreation.
16. Parks, public.
17. Farms for raising of all crops.
18. Orchards.
19. Truck gardening.
20. Poultry farms.
21. Farms for the raising of livestock.
22. Dairy farms.
23. Apiary farms.
24. General farms, ranges and pastures.
25. Grist milling, cornshelling, hay baling and threshing services.
26. Horticultural services.

27. Nurseries for trees, plants, and shrubs including retail sale when grown on the premises.

28. Fish hatcheries.

29. Quarrying and other extraction of minerals (subject to Section 4.4).

Chapter 4. Urban Design Standards and Specifications.

4.1 General Urban Design Standards.

4.1-A Architectural and landscape architectural treatment.

The architectural and landscape architectural treatment of structures and sites shall be coordinated within each project area for the purpose of creating a pleasing and harmonious overall effect. The choice of building materials, plant materials, colors, structure and site furnishings, lighting and other elements of development shall be commensurate with the objectives of the use in question, in consideration of probable effect upon other adjoining uses and visual impact from transportation corridors. Careful consideration to these matters shall be given in the course of development plan processing and, in the case of dispute, the final decision with respect to landscape architectural and architectural treatment shall be made by the City Plan Commission.

4.1-B Setbacks from certain frontages.

A fifty (50) foot setback shall be required from freeways, expressways, parkways and other arterial streets to promote public safety and improve visual impact of development on lands adjacent to such rights of way; provided that this setback requirement shall not apply to signs.

4.1-C Minimum building height.

In certain locations the unusual nature of certain parcels of land with respect to visual impact upon their environment shall be recognized in the development plan and minimum standards for building height and treatment shall be determined under that plan.

4.1-D Overhead utilities.

Except for certain long distance transmission lines, all utilities shall be installed underground.

4.1-E Enclosure requirements, certain automotive services.

Land uses depending in the normal conduct of their business on the frequent ingress and egress of automobiles, shall be screened by an appropriate ornamental fence or wall where they abut other uses which are not in the same category.

4.1-F Enclosure requirements, storage areas.

Areas used for the storage of building materials and equipment or utility installations shall be completely screened by appropriate fences, walls, or hedges or combinations thereof.

4.1-G Surfacing of parking and loading areas.

All parking and loading areas, whether public or private, shall be surfaced with a pavement of sufficient strength to support the vehicular loads thereon and to provide a durable and dustless surface, graded and drained, to disposed of surface water, and properly marked and arranged to provide for orderly and safe maneuvering and storage of automobiles and trucks.

4.1-H Lighting.

All public areas shall be appropriately lighted to provide for safe and orderly usage thereof. Where such public areas are located adjacent to residential uses, all light fixtures shall be so arranged as to deflect the light from adjoining premises.

4.1-I Maintenance.

All premises in the KCIA shall be well maintained and kept in orderly and sightly condition at all times. Structures damaged by fire or other calamity shall either be repaired or, if repair is impractical, shall be removed within thirty days of such calamity.

4.1-J Sign Regulations.

1. Signage Plan:

A. No sign shall be permitted unless the following standards are met and unless the signage plan has been approved by the City Plan Commission and the City Council and is in accordance with the signage guidelines adopted by the City Plan Commission. For the purpose of this section, a "monument sign" shall be defined as a freestanding sign where the length of the base of the sign is a minimum of seventy-five (75) percent of the length of the longest part of the sign and shall not include revolving signs and flashing signs.

B. At the time of approval of a development district for GP-1, GP-2, GP-3, GP-4, GP-5, GP-6, GP-7 and GP-8, the developer shall submit a signage plan for all signs within the development district. Such signage plan shall include specifications for type of signs (wall or monument), size, materials, type of illumination, landscaping and location as well as any other standards necessary for proper development. The signage plan shall not be effective until approved by the Council after recommendation of the City Plan Commission. Public notice requirements of Sections 80-330 and 80-335 shall not apply. No

sign shall be erected in contravention of the design standards.
A final signage plan for all types of signs shall be submitted to the Director of City Development for review and approval for each stage or phase of development prior to issuance of a sign permit. Minor modifications may be approved by the Director of City Development. For those development districts which have received approval prior to the date of this amendment, a signage plan as provided above may be submitted at any time prior to the issuance of a permit for a sign.

2. Zoning Districts GP-1, GP-2 and GP-3: The following signs are permitted in Districts GP-1, GP-2 and GP-3, subject to the following conditions and subject to the approval of a signage plan by the City Council in accordance with subsection 1 of this section, except as otherwise permitted herein:

A. Temporary freestanding signs to identify a developer or development:

- (i) Identification: Name and logo of the developer.
- (ii) Maximum area: 500 square feet.
- (iii) Maximum number: One per each 1000 feet of frontage along an interstate highway or limited access trafficway, such signs shall not occur at intervals less than 2000 feet within the same development.
- (iv) Maximum height: 15 feet.
- (v) Location: 30 feet from the property line.
- (vi) Illumination: Internal or external illumination allowed.
- (vii) Special requirements: City Plan Commission approval required. Such signs shall be removed within 3 years after erection or upon completion of the development district, whichever occurs first. The City Plan Commission may approve extensions not to exceed three (3) years.

B. Monument signs to identify a development district.

- (i) Identification: Name and logo of the development district.
- (ii) Maximum area: 75 square feet.

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sign to identify
major
which do not

(iii) Maximum number: One on each side of the public street district from any major thoroughfare; one freestanding the development district shall be permitted along one thoroughfare frontage for those development districts have internal public streets.

(iv) Maximum height: 8 feet.

(v) Location: 10 feet from the property line.

(vi) Illumination: Internal or external illumination allowed.

district:
C. Monument signs to identify a subdistrict or phase of development

(i) Identification: Name and logo of the subdistrict.

(ii) Maximum area: 40 square feet.

driveway
(iii) Maximum number: One at the primary public street or entrance to the subdistrict or phase.

(iv) Maximum height: 6 feet.

(v) Location: 10 feet from the property line.

(vi) Illumination: Internal or external illumination allowed.

D. Signs to identify signage purpose pad sites:

(i) Monument signs and menu boards, in lieu of one wall sign:

(a) Identification and Menu Board: On-premise business advertising.

(b) Maximum area: 30 square feet

sign
(c) Maximum number: One identification, in lieu of one wall and on menu board in lieu of one wall sign.

(d) Maximum height: 6 feet.

(e) Location: 10 feet from the property line.

allowed.
(f) Illumination: Internal or external illumination

(ii) Wall signs for single-purpose pad sites:

business with
(a) Identification: Name and logo of the building or

no pricing information allowed.

exceed
are
of the wall

(b) Maximum area: The total area of wall signage shall not exceed 5 percent of the area of the wall on which the signs are located; in multiple story buildings the total height shall not exceed 20 feet for computation purposes.

item

(c) Maximum number: Four per building, except as noted in D above.

(d) Maximum height: N/A.

(e) Location: Building facade or marquee.

allowed.

(f) Illumination: Internal or external illumination

F. Signs to identify individual single tenant buildings:

business.

(i) Monument signs:

(a) Identification: Name and logo of the building or

(b) Maximum area: 30 square feet

(c) Maximum number: One.

(d) Maximum height: 6 feet.

(e) Location: 10 feet from the property line.

allowed.

(f) Illumination: Internal or external illumination

(ii) Wall signs:

business.

(a) Identification: Name and logo of the building or

exceed

(b) Maximum area: The total area of wall signage shall not exceed 5 percent of the area of the wall on which the signs are located; in multiple story buildings the total height shall not exceed 20 feet for computation purposes.

are

of the wall

(c) Maximum number: One.

(d) Maximum height: N/A.

(e) Location: Building wall or marquee.

allowed. (f) Illumination: Internal or external illumination

G. Wall signs to identify individual tenants in multi-tenant buildings:

- (i) Identification: Name and logo of the tenant.
- (ii) Maximum area: The total area of wall signage shall not exceed 5 percent of the area of the wall on which the signs are located; in multiple story buildings the total height of the wall shall not exceed 20 feet for computation purposes.
- (iii) Maximum number: One per building wall.
- (iv) Maximum height: N/A.
- (v) Location: Building wall or marquee.
- (vi) Illumination: Internal or external illumination allowed.

H. Directional signs:

- (i) Identification: Sec Section 80-20 definitions.
- (ii) Maximum area: 6 square feet.
- (iii) Maximum number: As required to direct pedestrian and vehicular traffic.
- (iv) Maximum height: 3 feet, if directional sign is freestanding; 8 feet, if directional sign is wall mounted.
- (v) Location: 10 feet from property line.
- (vi) Illumination: Internal or external illumination allowed.

I. Temporary signs identifying "for sale", "for rent", "for lease" or similar temporary signs not previously identified:

- (i) Identification: See Section 80-20 definitions.
- (ii) Maximum area: 32 square feet.
- (iii) Maximum number: One per street frontage.
- (iv) Maximum height: 8 feet; 15 feet if the property abuts an interstate highway.

(v) Location: 10 feet from property lines.

(vi) Illumination: No illumination allowed.

(vii) Special requirements: City Plan Commission approval required, except for real estate sale or lease signs.

J. Marquee signs for theaters shall be permitted in accordance with Section 80-220 of the Zoning Ordinance; however, signs in the GP Districts shall not be automatic or animated.

3. Zoning District GP-4: The following signs are permitted in District GP-4 subject to the following conditions and subject to the approval of a signage plan in accordance with subsection 1 of this section, except as otherwise permitted herein:

A. Temporary freestanding signs to identify a developer or development:

(i) Identification: Name and logo of the developer or development.

(ii) Maximum area: 100 square feet.

(iii) Maximum One per street frontage.

(iv) Maximum height: 15 feet.

(v) Location: 10 feet from the property line.

(vi) Illumination: No illumination allowed.

(vii) Special requirements: City Plan Commission approval required. Such signs shall be removed within 3 years after erection or upon completion of the development district, whichever occurs first. The City Plan Commission may approve extensions not to exceed three (3) years.

B. Temporary signs identifying "for sale", "for rent", "for lease" or similar temporary signs not previously identified:

(i) Identification: See Section 80-20 definitions.

(ii) Maximum area: 32 square feet.

(iii) Maximum number: One per street frontage.

(iv) Maximum height: 8 feet; 15 feet if the property abuts an interstate highway.

(v) Location: 10 feet from property lines.

(vi) Illumination: No illumination allowed.

required (vii) Special requirements: City Plan Commission approval

C. Directional signs:

(i) Identification: See Section 80-20 definitions.

(ii) Maximum area: 6 square feet.

vehicular (iii) Maximum number: As required to direct pedestrian and traffic.

8 feet, if (iv) Maximum height: 3 feet, if directional sign is freestanding; directional sign is wall mounted.

(v) Location: 10 feet from property lines.

(vi) Illumination: Internal and external illumination allowed.

residential D. Monument signs to identify a residential development or phase of development:

(i) Identification: Name and logo of the development.

(ii) Maximum area: 40 square feet.

driveway (iii) Maximum number: One at the primary public street or entrance to the subdivision or phase.

(iv) Maximum height: 6 feet.

(v) Location: 20 feet from the property line.

(vi) Illumination: Internal and external illumination allowed.

E. Wall signs to identify individual buildings:

(i) Identification: Name and logo of the building or tenant.

exceed 5 (ii) Maximum area: The total area of wall signage shall not percent of the area of the wall on which the signs are located; in multiple story buildings the total height of the wall shall not exceed 20 feet for computation purposes.

(iii) Maximum number: One.

- (iv) Maximum height: N/A.
- (v) Location: Building wall.
- (vi) Illumination: Internal or external illumination allowed.

F. Hospital signs:

(i) Identification: Signs necessary for the proper identification of the hospital facilities.

(ii) Maximum area: The total area of wall signage shall not exceed 5 percent of the area of the wall on which the signs are located; multiple story buildings the total height of the wall shall not exceed 20 feet for computation purposes. Monument signs shall be limited to 40 square feet of area.

(iii) Maximum number: One wall sign per building wall. One sign per street frontage and one per driveway entrance monument for a total number not to exceed two freestanding signs per street frontage.

(iv) Maximum height: Monument signs shall be limited to 8 feet in height.

(v) Location: Monument signs shall have a minimum setback of 10 feet from the street right of way.

(vi) Illumination: Internal or external illumination allowed.

4. District GP-5. Same as GP-4, except that signs on the premises of a one- or two-family residence shall not exceed six (6) square feet in area.

5. District GP-6. Same as GP-4, except that signs on the premises of a one- or two-family resident shall not exceed six (6) square feet in area.

6. District GP-7. Same as GP-4, except that signs on the premises of a one- or two-family residence shall not exceed six (6) square feet in area.

7. District GP-8. Same as GP-4.

4.2 Extraction of minerals.

4.2-A General requirements.

Any person, firm or corporation having an interest in mineral lands in GP-7 or GP-8 Control Zone may mine minerals therefrom, provided, however, that he

shall comply with all requirements of the Control Zone in which said property is located, and with the following additional requirements.

Distance from property lines.

No quarrying operation shall be carried on or any stock pile placed closer than fifty (50) feet to any property line.

Distance from public right of way.

In the event that the site of the mining or quarrying operation is adjacent to the right of way of any public street or road, no part of such operation shall take place closer than twenty-five (25) feet to the nearest line of such right of way.

Fencing.

Fencing shall be erected and maintained around the entire site or portions thereof where, in the opinion of the Codes Administrator, such fencing is necessary for the protection of the public safety.

Equipment.

All equipment and machinery shall be operated and maintained in such manner as to minimize dust, noise and vibration. Access roads shall be maintained in dustfree condition by surfacing or other treatment as may be specified by the City Engineer.

Processing.

The crushing, washing, and refining or other similar processing may be an accessory use, provided, however, that such accessory processing shall not be in conflict with the Use Regulations or Performance Standards of the Control Zone in which the operation is located.

4.2-B Application - contents, procedure.

An application for such operation submitted to the Codes Administrator shall set forth the following information:

- (a) name of the owner or owners of land from which removal is to be made;
- (b) name of the applicant making request for such a permit;

(c) name of the person or corporation conducting the actual removal operation;

(d) location, description and size of the area from which the removal is to be made;

(e) location of processing plant used;

(f) type of resources or materials to be removed;

(g) proposed method of removal and whether or not blasting or other use of explosives will be required;

- (h) description of equipment to be used;
- (i) method of rehabilitation and reclamation of the mined area.

4.2-C Rehabilitation.

To guarantee the restoration, rehabilitation, and reclamation of mined-out areas, every applicant granted a mining permit as herein provided, shall furnish a performance bond running to Kansas City, Missouri, in an amount of not less than one thousand dollars (\$1,000.00) and not more than twelve thousand dollars (\$12,000.00), as a guarantee that such applicant, in restoring, reclaiming and rehabilitating such land, shall within a reasonable time and to the satisfaction of the Board of Zoning Adjustment meet the following minimum requirements:

Surface rehabilitation:

All excavation shall be made either to a water producing depth, such depth to be not less than five (5) feet below the low water mark, or shall be graded or backfilled with non-noxious, non-inflammable and non-combustible solids, to secure:

(a) that the excavated area shall not collect and permit to remain therein stagnant water; or

(b) that the surface of such area which is not permanently submerged is graded or backfilled as necessary so as to reduce the peaks and depressions thereof - so as to produce a gently running surface that will minimize erosion due to rainfall and which will be in substantial conformity to the adjoining land area.

2. Vegetation: Vegetation shall be restored by appropriate seeding of grass or planting of shrubs or trees in all parts of said mining area, which such area is not to be submerged under water as hereinabove provided.

3. Banks of excavations not backfilled: The banks of all excavations not backfilled shall be sloped to the water line at a slope which shall not be less than three (3) feet horizontal to one (1) foot vertical and said bank shall be seeded.

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.

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:

