



**THE CITY OF
HARRISONVILLE**
WHERE TRADITION MEETS INNOVATION

**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
NOVEMBER 17, 2022
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Sep 15, 2022 6:00 PM**
- 3. Agenda Items**
 - A. Special Use Permit (SUP) Renewal for Temporary Classrooms - PUBLIC HEARING**
 - B. Special Use Permit (SUP) Renewal for Temporary Classrooms - CONSIDERATION**
 - C. City Initiated Rezoning - PUBLIC HEARING**
 - D. City Initiated Rezoning - CONSIDERATION**
 - E. Land Use Table and Related Codes - PUBLIC HEARING**
 - F. Land Use Table and Related Code Updates - CONSIDERATION**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 9th day of November, 2022.

Daniel Barnett , City Clerk



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
SEPTEMBER 15, 2022
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Dorothy Young

Attendee Name	Organization	Title	Status	Arrived
Kevin Wood	Harrisonville		Present	
Chris Chiodini	Harrisonville	Chair	Absent	
Scott Milner	Harrisonville		Present	
Judy Bowman	Harrisonville	Mayor	Present	
Dorothy Young	Harrisonville		Present	
Cheryl Bush	Harrisonville		Present	
Barrett Welton	Harrisonville		Present	
Wilbert Crawford	Harrisonville		Present	
Brian Pulliam	Harrisonville		Present	

Also in attendance were Chief John Hofer; Alderman Reece, Board Liaison; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Aug 18, 2022 6:00 PM

With no additions or corrections, the minutes for the August 18, 2022, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Kevin Wood
SECONDER:	Wilbert Crawford
AYES:	Wood, Milner, Bowman, Young, Bush, Welton, Crawford, Pulliam
ABSENT:	Chris Chiodini

3. Agenda Items

A. PUBLIC HEARING - GT Tow Lot SUP

Director Stanton presented an application for GT Tow Lot at 402 Cedar Street. The application is for a Special Use Permit to run a tow lot at this location. There has been a tow lot or similar use as far back as 2003. This parcel was once owned by the MK&T Railroad. Staff recommended approval of the Special Use Permit with the following conditions: the applicant shall make necessary repairs/replacement of screening materials as needed and add as appropriate at the entrance and exit gates; applicant shall upgrade their screening to vinyl fencing with stone pillars within 3 years.

Dorothy Young asked how long GT's had been there. Chief Hofer told the Commission, that this was a new business and they were being added to the Police Departments Tow rotation.

Dorothy Young asked what the recommendation was for the term of the Special Use Permit? Director Stanton said they are typically 10 to 15 years, but to stay consistent with the last SUP for a tow lot, she recommended 10 years.

B. GT Tow Lot SUP

Kevin Wood made a motion to recommend the Special Use Permit to the Board of Alderman with the conditions stated in the Staff Report, with a 10 year time limit. Brian Pulliam seconded the motion. The motion passed unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Kevin Wood
SECONDER:	Brian Pulliam
AYES:	Wood, Milner, Bowman, Young, Bush, Welton, Crawford, Pulliam
ABSENT:	Chris Chiodini

C. PUBLIC HEARING - Code Updates

Director Stanton presented a PowerPoint for the proposed Codes Updates.

Staff recommended eliminating the density requirement in Section 405.295.A.3 and adding clarification in Section 405.295.A.4. This would allow for more infill lots to be built out.

Staff recommended changing Section 405.310 from requiring 2 parking spaces per unit to 1 parking space per bedroom in CBD-2, specifically residential, not commercial.

Staff recommended changes to Section 405.550.D., Detached Accessory Buildings. Staff recommends limiting the number of accessory buildings to 2, allowing for 1 of the 2 to be an Accessory Dwelling Unit, remove the requirement that detached accessory buildings must be located in the rear yard only and add setback of "no closer to the front of the building than eight feet.", and reduce the lot coverage from the current 35% to 25%.

Staff is recommending adding a definition to Section 405.030.B for Accessory Dwelling Unit (ADU): A smaller, independent residential dwelling unit located on the same lot as a stand-alone (detached) single-family home. ADU's can be converted portions of existing homes (internal), additions to new or existing homes (attached), or new stand-alone accessory structures (detached). The unit shall contain a separate entrance, kitchen, sleeping area, and a full bathroom. Staff recommends that ADU's be an allowed use in A, E, R-1, and R-1B Zoning Districts.

Staff is recommending adding a definition to Section 410.160 for Adjacent Lots: Lots which adjoin or share side property lines or facing properties across the street. With this, staff is also recommending adding a new section, Section 410.385 to adopt an anti-monotony ordinance to negate "cookie cutter" development and encourage variety.

Staff is recommending removing the exemption of Districts CBD-2 and C-2 from being required to provide a landscape plan and screening where appropriate for development. Additionally, Staff is proposing changes to Section 240.050 regarding the garbage/trash

enclosure and those changes are being mirrored in this Section of the City Municipal Code as well.

Staff is recommending making changes to Section 405.080, this would allow properties that are annexed into the City to be zoned appropriately at the time of annexation.

D. Code Updates

After much discussion, the Commission went through each recommended change. On the change to Section 405.550.D., the Commission recommends that the lot coverage should stay at 35%.

Dorothy Young stated that Staff should develop guidelines on what is considered complimentary to primary structures.

Dorothy Young made a motion to recommend approval to the Board of Alderman the Codes updates provided by staff as presented with the lot coverage in Section 405.550 D. staying at 35%. Kevin Wood seconded the motion.

A Roll Call vote was taken. The motion passed 7 Aye, to 1 Nay.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [7 TO 1]
AYES:	Wood, Milner, Bowman, Bush, Welton, Crawford, Pulliam
NAYS:	Dorothy Young
ABSENT:	Chris Chiodini

4. Discussion Items

No items to discuss.

5. Adjourn

With nothing further to come before the Commission, Kevin Wood made a motion to adjourn. Brian Pulliam seconded. The motion passed unanimously. The meeting was adjourned at 6:56 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary



TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: October 24, 2022
SUBJECT: Special Use Permit Renewal - Temporary Classrooms - PUBLIC HEARING

Type of Item: *Public Hearing*

A. Action Item (ID # 4359)

Special Use Permit Renewal - Temporary Classrooms - PUBLIC HEARING



TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: October 19, 2022
SUBJECT: Special Use Permit (SUP) Renewal for Temporary Classrooms

Type of Item: *Public Hearing*

B. Action Item (ID # 4357)

Special Use Permit (SUP) Renewal for Temporary Classrooms

Attachments:

P&Z_Packet_for_Cornerstone_SUPRenewal(PDF)



To: Planning and Zoning Commission

From: Christina Stanton, Community Development Director

Date: November 17, 2022

Re: Renewal of Special Use Permit (SUP) for two (2) mobile trailers for temporary classrooms

GENERAL INFORMATION

Applicant: Justin Sharp, Cornerstone Community Church

Requested Actions: Approval of Special Use Permit

Date of Application: September 30, 2022

PROPOSAL

Justin Sharp, on behalf of Cornerstone Community Church, is seeking approval (renewal) of the attached Special Use Permit for two (2) mobile trailers for temporary classrooms. This SUP was originally approved on October 2, 2017, for a period of five (5) years. The applicant is requesting renewal for an additional ten (10) years. The property is zoned A (Agriculture District) and is approximately 20 acres in size.

Please see the attached maps and aerial photos.

The surrounding properties are currently zoned as follows:

North: Unincorporated County Parcel Zoned C-2 (Business District)
East: Unincorporated County Parcels Zoned R-R (Residential-Rural District)
South (across Waters Rd.): RP-4 (Planned Medium Density Apartment District)
West: Unincorporated County Parcel Zoned C-2 (Business District)

PREVIOUS ACTIONS

- October 2, 2017—The Board of Aldermen approved a Special Use Permit (SUP) for Cornerstone Community Church to have two (2) Temporary Classrooms for a period of five (5) years—renewable thereafter—on property located at 1704 Waters Road by Ordinance #3416.

KEY ISSUES

The temporary classrooms have existed for approximately 5 years. During the initial review of the original SUP the applicant stated that the intended length of time for the temporary classrooms was five (5) years, which is why this time period was associated with this SUP as a condition of approval. The approving ordinance, Ordinance #3416, does state that the applicant may reapply for renewal of the SUP after expiration.

The applicant has stated, on page two of the application form, the reasons why their planned church building expansion was not completed within the original five (5) year period. The applicant further

states that their focus now is on the “auxiliary building and replacing the temporary building that is in place”.

STAFF COMMENTS AND SUGGESTIONS

Staff understands that sometimes things happen and other items, which were previously fine and not a priority--such as the roof, have a way of suddenly needing attention. Staff also understands the need to pay off debt prior to starting a new sizeable project, like replacing the temporary buildings in order to secure better financing. However, staff would not recommend the Special Use Permit (SUP) be for any longer period of time than the requested 10 years.

STAFF RECOMMENDATION

Staff recommends approval of the requested Renewal for a Special Use Permit (SUP) for two (2) mobile trailers serving as temporary classrooms with the following conditions:

1. The Special Use Permit (SUP) shall be extended for a period of time not to exceed ten (10) years from the expiration of the previously approved SUP, expiring on October 2, 2032.
2. The applicant shall provide a detailed timeline for the planned expansion within a year from the approval of this SUP Renewal.

ATTACHMENTS

Application
Ordinance #3416
Zoning Map
Aerial Map

STAFF CONTACT:

Christina Stanton



REZONING AND SPECIAL USE PERMIT APPLICATION

Application Type

☐ Rezoning (Fee \$250+\$5 per lot) ☒ Special use Permit (Fee \$ 250)

Applicant and Property Owner Information

Applicant (Print): Justin Sharp Signature:

Company Name: Cornerstone Community Church

Street Address: 1704 Waters Rd City: Harrisonville State: MO Zip: 64701

Telephone: 816-380-2422 Email: office@cornerstonehv.org

Property Owner Authorization (all owners listed on title report must sign or submit signed authorizations and contact info)

Property Owner Name (print): _____ Signature(s): _____

Street Address: _____ City: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

Firm Preparing Application: _____

Contact: _____

Street Address: _____ City: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

* All correspondence should be sent to (check one): Applicant ☒ Property Owner _____ Firm _____

Project Information

General Location or Address: 1704 Waters Rd, Harrisonville MO, 64701

Project Description: Reup for use permit on the existing modular building on the east side of the lot.
We would like to up for 10- yr if possible Acres or Sq. Ft. _____

Current Zoning : _____ Proposed Zoning: _____

Items to be Submitted 30 Days Before Planning Commission Meeting

- 1) Application
- 2) Filing fee - Payable to City of Harrisonville or contact Planning Commission Secretary to pay by phone.
- 3) Site Plan drawn to scale and showing adjacent tracts within 185 ft. and current ownership. Seven (7)
copies at least 8 1/2" x 11", and one (1) electronic copy emailed to city planner.
- 4) Email full legal description in WORD to planner (not assessor's abbreviated description).

City staff may modify submittal requirements as necessary.

Resources

City Website <http://www.harrisonville.com/>
 Zoning Map <http://www.harrisonville.com/DocumentCenter/View/9508/Zoning-Final-Draft?bidId=>
 Zoning Regulations <https://www.ecode360.com/27908265>
 Subdivision Regulations <https://www.ecode360.com/27909481>
 Cass County GIS Map <https://cassgis.integritygis.com/h5/index.html?viewer=cass>

For Office Use Only

Case No.: 54D-22-040 Filing Fee: Amount Paid: \$ _____ Date Application Received: 9/30/22

Planning & Zoning Commission Meeting Date: 11/17/22 BOA Meeting Date: 11/21/22

Contacts

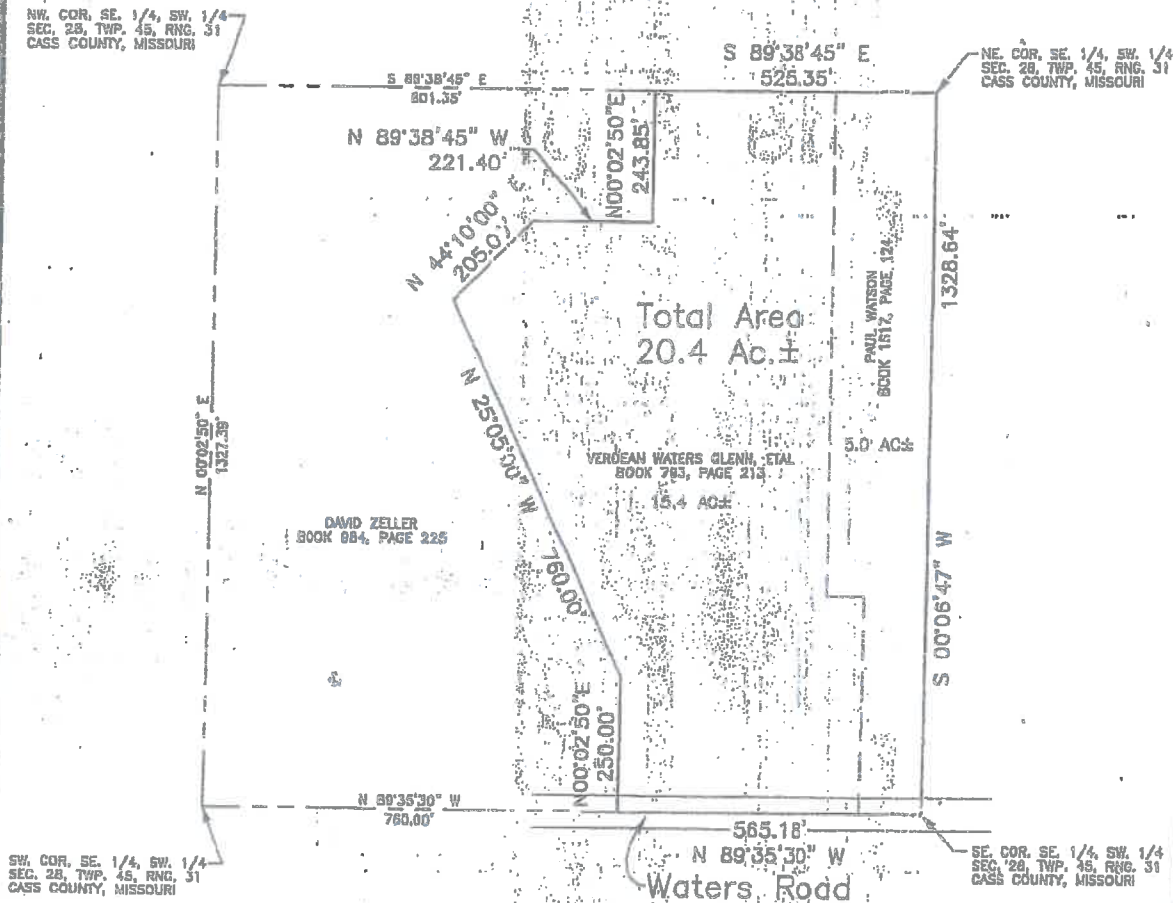
City Hall, 300 E. Pearl, Harrisonville, MO 64701	(816) 380-8900	
Chris Arthur, MCP/CBO, Building Official	(816) 380-8958	carthur@harrisonville.com
Christina Stanton, AICP, Community Development	(816) 380-8922	cstanton@harrisonville.com
Ted Martin, P.E., CFM, City Engineer	(816) 380-8900	tmartin@harrisonville.com
Jamie Martin, Administrative Secretary	(816) 380-8958	jmartin@harrisonville.com
Public Works Depart., 201 W. Chestnut, Harrisonville, MO 64701		
Carl Brooks, P.E., CFM, Dir. of Public Works	(816) 380-8964	cbrooks@harrisonville.com

Reasons for ReUp- Over the first 5 yr time frame Cornerstone took on a couple of major money items. 2.5yrs ago we had a roof replacement which we covered our deductible and then our focus changed over to getting debt free. Now that those are both done our attention is now changing over to the +auxiliary building and replacing the temporary building that is in place. If possible we are asking for a ten year time frame to complete this in.

Zoning Sketch

Description:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 45, RANGE 31, CASS COUNTY, MISSOURI, EXCEPT THE FOLLOWING DESCRIBED TRACT, BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE NORTH 0°02'50" EAST, 1327.39 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°38'45" EAST, ALONG THE NORTH LINE OF SAID QUARTER SECTION, 801.34 FEET; THENCE SOUTH 0°02'50" WEST, 243.85 FEET; THENCE NORTH 89°38'45" WEST, 221.40 FEET; THENCE SOUTH 44°10'00" WEST, 205 FEET; THENCE SOUTH 25°05'00" EAST, 760 FEET; THENCE SOUTH 0°02'50" WEST, 250 FEET TO A POINT IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, AFORESAID, THENCE NORTH 89°35'30" WEST, 760 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART THEREOF IN ROAD.



BEARINGS SHOWN ARE BASED ON THE RECORD DESCRIPTION OF THE ADJACENT TRACT DESCRIBED IN BOOK 783, PAGE 213, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI.

NOTE: THIS SKETCH IS FOR ZONING PURPOSES ONLY, IT DOES NOT CONSTITUTE A BOUNDARY SURVEY, PROPERTY CORNERS HAVE NOT BEEN FOUND OR SET.

FOR: CORNERSTONE COMMUNITY CHURCH

ORDERED BY: TED ZELLNER



BOWERS SURVEY COMPANY
ESTABLISHED 1962

110 SOUTH INDEPENDENCE P.O. BOX 71
HARRISONVILLE, MISSOURI 64701
PHONE (816) 380-4821
FAX (816) 380-4635

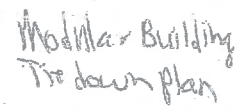
SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
28	45	31	CASS	MISSOURI	4/29/02	17062-02
DRAWING NO.	1706225.DWG	DRAWN BY	CG	CHECKED BY		

NOTE: THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE AS LOCATED BY GRAPHIC SCALE FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO: 290783 0125 B, DATED APRIL 15, 1982. BOWERS SURVEY COMPANY ASSUMES NO LIABILITY AND OFFERS NO WARRANTY AS TO THE LOCATION OF SAID FLOOD ZONE.



Cornerstone Community Church





Council Bill 65**Ordinance 3416 (25-17)**

An Ordinance of the City of Harrisonville, Missouri, Approving a Special Use Permit for Cornerstone Community Church to have Temporary Classrooms for a Period not to exceed Five (5) Years for Subject Property located at 1704 Waters Road as requested by Applicant, New Castle Homes (Jeff Warren).

WHEREAS, after the Harrisonville Planning and Zoning Commission submitted a recommendation of approval of this Special Use Permit, with a five year limit, to the Board of Aldermen of the City of Harrisonville, Missouri; and

WHEREAS, the legal description, in general, of the property is as follows:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 45, RANGE 31, CASS COUNTY, MISSOURI

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, AS FOLLOWS:

Section 1. A Special Use Permit be issued for the use of temporary classrooms, not to exceed five years, located generally near the Northeast corner of State Route 291 and Waters Road as requested by applicant New Castle Homes (Jeff Warren).

The Use

This SUP authorizes the use of mobile trailers for use as temporary classrooms, not to exceed five years from approval of this SUP and contingent upon complying with all applicable City Codes and compliance with American with Disabilities Act regulations.

Ownership

This SUP is issued only for the Cornerstone Community Church. If the applicant wishes to transfer ownership to another party, the applicant must re-submit an application to the City for a Special Use Permit, prior to the transfer of ownership or lease.

Number of Units Allowed

This Special Use Permit grants the use of two (2) mobile trailers for temporary classrooms, if the applicant desires additional mobile trailers for temporary classrooms in the future, then this Special Use Permit must be amended and approved by the appropriate governing bodies.

Lighting

Any lighting used to illuminate the mobile trailers, or the parking area, shall be directed away from adjacent properties in a way to eliminate glare.

Time Limit

Time Limit = 5 years (*Applicant may reapply for renewal of SUP after expiration*)

Section 2. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This ordinance shall become effective immediately upon its passage and approval.

Vote taken as follows:

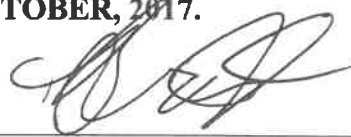
Ayes: Aldermen Bowman, Reece, Milner, Dickerson, Long and Turner

Nays: None

Absent: Alderman Bockelman

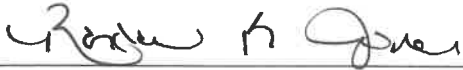
Abstain: None

READ ONE TIME BY TITLE ONLY ON OCTOBER 2, 2017. READ FOR A SECOND TIME BY TITLE ONLY ON OCTOBER 2, 2017 AND WAS DULY APPROVED BY THE BOARD OF ALDERMEN THIS 2ND DAY OF OCTOBER, 2017.



Brian Hasek, Mayor and Ex-Officio
Chairman of the Board of Aldermen

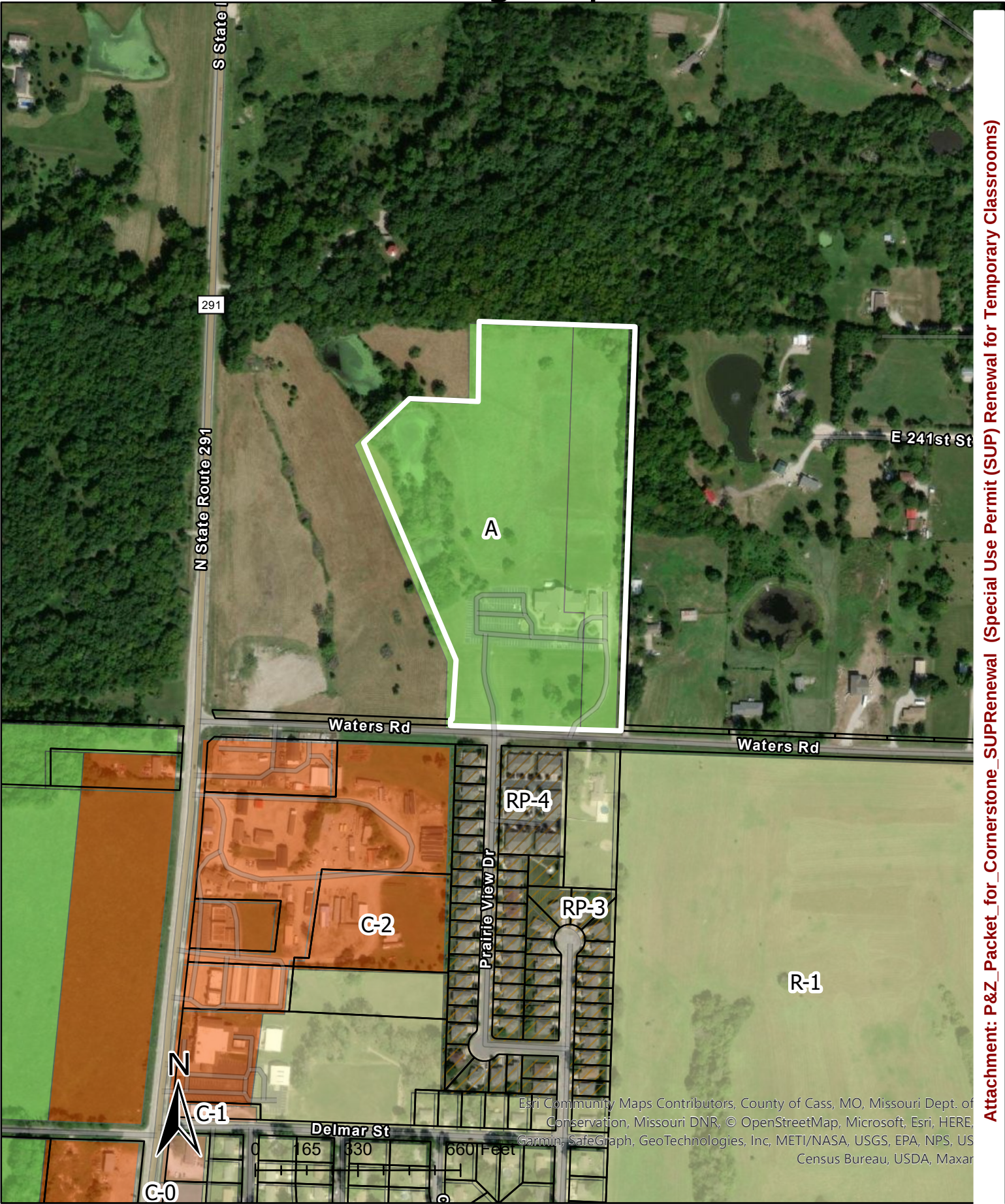
ATTEST:



Randall K. Jones, City Clerk

APPROVED by the Mayor this 2nd day of October 2017.

Zoning Map



Attachment: P&Z_Packet_for_Cornerstone_SUPRenewal (Special Use Permit (SUP) Renewal for Temporary Classrooms)

Aerial Map



Attachment: P&Z_Packet_for_Cornerstone_SUPRenewal (Special Use Permit (SUP) Renewal for Temporary Classrooms)



TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: October 24, 2022
SUBJECT: City Initiated Rezoning - PUBLIC HEARING

Type of Item: *Public Hearing*

C. Action Item (ID # 4360)

City Initiated Rezoning - PUBLIC HEARING



TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: October 24, 2022
SUBJECT: City Initiated Rezoning

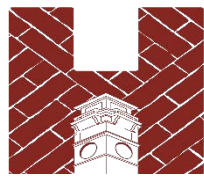
Type of Item: *Public Hearing*

D. Action Item (ID # 4358)

City Initiated Rezoning

Attachments:

CityRZ_P&Z_Packet (PDF)



To: Planning & Zoning Commission

From: Christina Stanton, AICP, Community Development Director

Date: November 17, 2022

Re: City Initiated Rezoning from Near Downtown Single-Family Neighborhood District (R-1B) to Near Downtown Two-Family Residential District (R-2B) for properties located within the block south of Pine Street, west of King Avenue, and north of Walnut Street; and Rezoning from Cluster or Garden Type Residential District (R-3) to Near Downtown Single-Family Neighborhood District (R-1B) for property located at the northeast corner of Elm and Marshall Streets

GENERAL INFORMATION

Applicant: City of Harrisonville

Requested Actions: Approval of Requested Rezoning to align the zoning districts with the current uses

Date of Application: N/A

PROPOSAL

At the March 17, 2022, Planning & Zoning Commission meeting “Chairman Chiodini stated that the existing zoning map needs to show what is actually in the Zoning District”. This was echoed at the August 18, 2022, Planning & Zoning Commission meeting. Additionally, staff was asked to review properties zoned R-3.

Please see the attached maps and aerial photos.

Pertaining to the properties to be rezoned from R-1B to R-2B, the surrounding properties are currently zoned as follows:

North (across Pine St.): R-1B (Near Downtown Single-Family Neighborhood District)
East (across King Ave.): R-1B (Near Downtown Single-Family Neighborhood District)
South (across Walnut St.): R-1B (Near Downtown Single-Family Neighborhood District)
West: R-2B (Near Downtown Two-Family Residential District)

Pertaining to the property to be rezoned from R-3 to R-1B, the surrounding properties are currently zoned as follows:

North: G (Government Designation)
East: G (Government Designation)
South (across Elm St.): R-1B (Near Downtown Single-Family Neighborhood District)
West (across Marshall St.): R-1B (Near Downtown Single-Family Neighborhood District)

PREVIOUS ACTIONS

- 1912—Harrisonville Original Town plat of the City of Harrisonville is recorded with the Cass County Recorder of Deed's Office. Cummin's & Sim's Eastern Addition, which includes the lots bounded by Pine Street, King Avenue, Walnut Street, and Bradley Avenue are shown.
- May 14, 1959—The Board of Aldermen approved the original Zoning Ordinance for the City of Harrisonville, Ordinance 522-B. This Zoning Ordinance established the following Zoning Districts: Residential, Retail, Highway, Industrial, and Recreational. The Residential District allowed for one-family dwellings, two-family dwellings, schools, libraries, fire stations, and related accessory buildings, and apartment dwellings not containing more than four-family dwellings.
- July 13, 1962—The Board of Aldermen approved Ordinance #595, which created Residential District No. 2. This District allowed for one-family dwellings, schools, libraries, fire stations, hospitals, and related accessory buildings and uses.
- August 16, 1978—The Board of Aldermen approved Ordinance #1194, which created Districts R-1A (Low Density Single-Family Residential) and R-1B (Standard Single-Family Residential).
- May 19, 1986—The Board of Aldermen approved Ordinance #1522, which amended R-1A and repealed R-1B.
- July 30, 1986—The Planning & Zoning Commission held a public hearing for a Rezoning from R-1B (Special Use-TV Studio) to R-3 of property located at 902 E. Elm Street. The applicants' had planned to attached a two-family dwelling to the existing structure. Nearby residents were against the proposed increase in the number of units due to concerns about increased traffic. The Planning & Zoning Commission recommended approval to the Board.
- September 3, 1986—The Board of Aldermen held a public hearing for a Rezoning from R-1B to R-3 of property located at 902 E. Elm Street. Testimony was presented both for and against the proposed rezoning, including a petition with 92 signatures against. The public hearing was closed, Council Bill 115 was read, at the second reading there were several nays and it was moved to the next Board meeting for second reading.
- September 15, 1986—At the Board of Aldermen meeting Council Bill 115 was read for a second time, but when the third reading occurred once again there were several nays and it was moved to the next regular meeting. After this, a nearby resident spoke and stated he didn't think there was room for the plans to build garages on the rear of the lot. "Mayor Beck said the plans were not being considered at this time on the rezoning is in question. When a building permit is presented, then there are requirements that must be met."
- October 6, 1986—The Board of Aldermen approved a Rezoning from R-1B to R-3 for use as a triplex for Lots 7 and 8, Cummins' & Sims Addition (902 E. Elm Street) by Ordinance #1553.
- May 13, 1991—The Board of Aldermen approved Ordinance #1825, which adopted a new Zoning Ordinance that included Districts R-1 (Single-Family Residential) and R-2 (Two-Family Residential), R-1A no longer existed.
- March 17, 2022—Chairman Chiodini "stated that the existing zoning map needs to show what is actually in the Zoning District" during the 2nd public hearing for the Ausmer's property. The motion included a request for staff "to review the use of the properties and make the necessary revisions to the zoning map".
- August 18, 2022—Staff presented findings from a review of the R-1B and R-2B Zoning Districts compared against multi-family dwelling units information in GIS in the City's records and those of the County. Staff requested the Planning & Zoning Commission for direction to begin a City-initiated rezoning of the 8 properties identified. Staff was asked to review the properties that are zoned R-3 as well, and a motion was made directing staff to move forward with a City-initiated rezoning.

KEY ISSUES

- The original lots pre-date any adopted Zoning Regulations.
- The first Zoning Ordinance allowed for one-family, two-family, or apartments with no more than four-family dwellings in the Residential District.

- In an effort to better align existing uses with the existing zoning districts, and not create spot zoning, staff is recommending rezoning the following:
 - Properties within the block south of Pine Street, west of King Avenue, and north of Walnut Street from R-1B (Near Downtown Single-Family Neighborhood District) to R-2B (Near Downtown Two-Family Residential District); and
 - Property located at the northeast corner of Elm and Marshall Streets (902 E. Elm Street) from R-3 (Cluster or Garden Type Residential District) to R-1B (Near Downtown Single-Family Neighborhood District).

STAFF COMMENTS AND SUGGESTIONS

Staff recommends approval of these rezonings.

STAFF RECOMMENDATION

Staff recommends approval of these Rezoning from Near Downtown Single-Family Neighborhood District (R-1B) to Near Downtown Two-Family Residential District (R-2B) for properties located within the block south of Pine Street, west of King Avenue, and north of Walnut Street; and Rezoning from Cluster or Garden Type Residential District (R-3) to Near Downtown Single-Family Residential District (R-1B) for property located at the northeast corner of Elm and Marshall Streets.

ATTACHMENTS

Ordinance #1553
 Highlighted March 17, 2022 P&Z Minutes
 Highlighted August 18, 2022 P&Z Minutes
 Zoning Map
 Aerial Map

STAFF CONTACT:
 Christina Stanton

COUNCIL BILL NO. 115

ORDINANCE NO. 1553 (54-86)

AN ORDINANCE TO REZONE THE HEREINAFTER DESCRIBED PROPERTY FROM DISTRICT R-1B TO DISTRICT R-3 FOR USE AS A TRIPLEX.

WHEREAS, the Planning Commission of the City of Harrisonville held a public hearing in regard to the rezoning application of Jim D. Looney and Carolyn M. Looney to rezone the hereinafter described properties; and

WHEREAS, the Planning Commission has recommended the hereinafter described properties be rezoned; and

WHEREAS, the Board of Aldermen of the City of Harrisonville, Missouri, after due notice and after public hearing which was held on September 3, 1986, and after considering the properties to be rezoned and the surrounding property and for the purpose of promoting the public health, safety, morals and considering the general welfare of the community, it is determined that the hereinafter described properties should be rezoned;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, AS FOLLOWS:

Section 1: That it is hereby found that the notices as required by the statutes of the State of Missouri and the Ordinances of the City of Harrisonville have been given to all landowners within 200 feet of the site to be rezoned.

Section 2: That the following described property owned by Steve Goforth and Sandra Goforth and under a contract for sale to Jim D. Looney and Carolyn M. Looney is hereby rezoned from District R-1B to District R-3, to-wit:

Lots 7 and 8, and the West Half of the vacated alley lying East of Lots 7 and 8, in Block 20 of Cummins' & Sims (Eastern) Addition to the City of Harrisonville, Cass County, Missouri.

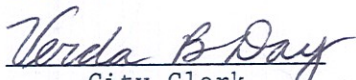
Section 3: That the official zoning map of the City of Harrisonville shall be amended to reflect the change in zoning.

Section 4: That this ordinance shall be in full force and effect from and after the date of its passage and approval.

Read three times and passed by the Board of Aldermen of the City of Harrisonville, Missouri, this 6th day of October, 1986.


Mayor and Ex-Officio Chairman of
the Board of Aldermen

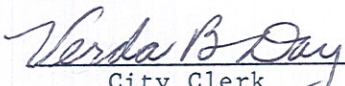
ATTEST:


City Clerk

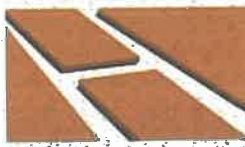
APPROVED this 6th day of October, 1986.


MAYOR

ATTEST:


City Clerk

Attachment: CityRZ_P&Z_Packet (City Initiated Rezoning)



City of

Harrisonville

est.
1836

**MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
MARCH 17, 2022
6:00 PM**

1. Call to Order

The meeting was called to order at 6:04 PM by Chair Chris Chiodini

Attendee Name	Organization	Title	Status	Arrived
Kevin Wood	Harrisonville		Present	
Chris Chiodini	Harrisonville	Chair	Present	
Scott Milner	Harrisonville		Present	
Judy Bowman	Harrisonville	Mayor	Present	
Dorothy Young	Harrisonville		Present	
Cheryl Bush	Harrisonville		Present	
Barrett Welton	Harrisonville		Absent	
Wilbert Crawford	Harrisonville		Absent	
Brian Pulliam	Harrisonville		Present	

Also in attendance were Brian Bechler, Chris Derr, and Austin, Corwood Homes; Wilson and Karen Ausmer, Applicants; Graham Smith, Abby Kinney, and Drew Pearson, Gould Evans; Bill Woods, Resident; Chris Arthur, Building Official; Jim Clarke, Economic Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Feb 17, 2022 6:00 PM

With no additions or corrections, the minutes from the February 17, 2022 meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Dorothy Young
SECONDER:	Kevin Wood
AYES:	Wood, Chiodini, Milner, Bowman, Young, Bush, Pulliam
ABSENT:	Barrett Welton, Wilbert Crawford

3. Agenda Items

A. Preliminary Plat - Burris Ridge 3rd Plat

Jim Clarke presented the Staff Report for the Preliminary 3rd Plat for the Burris Ridge subdivision. The plat is for 15 lots to keep momentum going for builds in the subdivision. After this plat, the developer will be coming to the Commission with a preliminary plat for the rest of the subdivision. Staff recommended approval with the conditions stated in the Staff Report.

Dorothy Young made a motion to recommend approval to the Board of Alderman with the conditions written in the Staff Report. Kevin Wood seconded the motion. The motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dorothy Young
SECONDER:	Kevin Wood
AYES:	Wood, Chiodini, Milner, Bowman, Young, Bush, Pulliam
ABSENT:	Barrett Welton, Wilbert Crawford

B. PUBLIC HEARING Rezoning - from R - 1B to R - 2B

Jim Clarke presented the Staff Report which included documents from the 2015 rezoning for the area that includes "Junior's Addition". He stated that nothing had changed since the December meeting where the Commission had denied the request for rezoning and for those reasons, he recommended denial again.

Ms. Ausmer spoke to the Commission about combining the 4 lots into 2 lots, and building a duplex on each of the newly combined lots which will accommodate the lot size requirements for duplexes. She would like the lots rezoned as there are already several duplexes and rental properties in that area.

Chairman Chiodini stated that the existing zoning map needs to show what is actually in the Zoning District.

RESULT:	PRESENTED
----------------	------------------

C. Consideration of Rezoning from R -1B to R - 2B

Kevin Wood made a motion to continue the application for a period not to exceed 6 months, sooner if possible, for staff to review the use of the properties and make the necessary revisions to the zoning map. Dorothy Young seconded the motion. The motion passed unanimously.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Kevin Wood
SECONDER:	Dorothy Young
AYES:	Wood, Chiodini, Milner, Bowman, Young, Bush, Pulliam
ABSENT:	Barrett Welton, Wilbert Crawford

D. Comprehensive Master Plan - Final DRAFT

Abby Kinney, Gould Evans; and Drew Pearson, Wilson & Company; presented the draft for the City's Comprehensive Master Plan. They explained the process with the Steering/Technical Committee and Community Open Houses that were held. They also talked about meetings that were held with Community Partners including students from Harrisonville High School. Ms. Kinney invited the Commission to attend the Open House at the Community Center on April 6th.

Mr. Clarke told the Commission that the Comprehensive Plan needs to be treated as a living document, should be looked at and modified as necessary and that according to Municipal Code it is to be reviewed on an annual basis by the Planning Commission.

RESULT: PRESENTED**4. Discussion Items****5. Adjourn**

With nothing further to come before the Commission, Kevin Wood made a motion to adjourn. Brian Pulliam seconded. The meeting was adjourned at 7:40 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
AUGUST 18, 2022
6:00 PM

1. Call to Order

The meeting was called to order at 6:02 PM by Chair Chris Chiodini

Attendee Name	Organization	Title	Status	Arrived
Kevin Wood	Harrisonville		Present	
Chris Chiodini	Harrisonville	Chair	Present	
Scott Milner	Harrisonville		Present	
Judy Bowman	Harrisonville	Mayor	Present	
Dorothy Young	Harrisonville		Present	
Cheryl Bush	Harrisonville		Present	
Barrett Welton	Harrisonville		Present	
Wilbert Crawford	Harrisonville		Present	
Brian Pulliam	Harrisonville		Present	

Also in attendance were Karen and Wilson Ausmer, Applicants; Cindy Warner, Applicant; Brian Wooten, Resident; Alderman Judy Reece, Alderman Liaison; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Jul 21, 2022 12:00 AM

With no additions or corrections, the minutes from the July 21, 2022, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Dorothy Young
SECONDER:	Kevin Wood
AYES:	Wood, Chiodini, Milner, Bowman, Young, Bush, Welton, Crawford, Pulliam

3. Agenda Items

A. PUBLIC HEARING - KHERA FAMILY TRUST REZONING

Publish

Attachment: CityRZ_P&Z_Packet (City Initiated Rezoning)

Director Stanton presented the Staff Report for the rezoning of 21400 E 275th Street. An application from the Khera Family Trust to rezone from Ag to C-2, Commercial Business District. The current Annexation regulations automatically zone any annexed land to Agriculture despite its current use in the county. This application is to fix a staff oversight from 2021.

With no questions or comments from the public, the Public Hearing was closed at 6:06 PM.

B. Slumber Inn Rezoning

Kevin Wood made a motion to recommend approval of the Rezoning at 21400 E 275th Street from Agriculture to C-2, Commercial Business District. Wilbert Crawford seconded the motion. The motion passed unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Kevin Wood
SECONDER:	Wilbert Crawford
AYES:	Wood, Chiodini, Milner, Bowman, Young, Bush, Welton, Crawford, Pulliam

C. PUBLIC HEARING - AUSMER REZONING

Director Stanton presented the Ausmer Rezoning application that had come to the board previously at the March 17, 2022 meeting. She went through the previous actions for this application. The first was on August 19, 2021, where the Planning and Zoning Commission recommended approval to the Board of Alderman of the lot located west of King Street and between Elm and Pine Streets, known as "Junior's Addition". This was a four (4) lot subdivision. The lots met all of the requirements for the R-1B Zoning District. Second, on September 7, 2021, the Board of Alderman approved the minor plat of "Junior's Addition" by ordinance. It is recorded in the minutes that staff stated "the applicant plans to plat the property into four single-family lots". Third, The Planning and Zoning Commission heard a request to Rezone "Junior's Addition" from R1-B to R-2B. The application was recommended denial to the Board of Alderman. Chairman Chiodini stated that if the rezoning were approved and the applicants' were to seek a variance to the minimum lot size requirement it would be a self-imposed hardship. Staff recommended denial of the requested rezoning from R-1B to R-2B for 2 (two) main reasons, 1) that in 2015 the City did a major rezoning of the area to R-1B and R-2B. The duplexes south of the Ausmer's property on R-1B zoned property are legal non-conforming uses. The majority of the homes north, east, and west of the Ausmer's property are single family, it does not seem appropriate to extend the R-2B Zoning north of Pine Street; 2) The lots on the Ausmer's property fall short of meeting the minimum lot size required for 2-family duplexes in the R-2B Zoning District. Fourth, on March 17, 2022, after testimony from Staff and the applicant, Chairman Chiodini stated that the existing zoning map needs to show what is actually in the Zoning District. Staff recommended denial of the requested Rezoning from R-1B to R-2B for the reasons of, the public process conducted in 2015 to create two new Zoning Districts, was with the intent for R-1B Near Downtown Single-Family Neighborhood Zoning District to promote single family neighborhood development and was adopted with Ordinance 3341; and the applicant made a Rezoning request on this property at the December 2, 2021, meeting and the request was denied by the Planning and Zoning Commission. No significant changes have occurred on this or the surrounding properties since December 2, 2021. Staff has reviewed the R-1B and R-2B Zoning Districts and compared against multi-family dwelling units information on GIS and on the County Assessor's mapper. Staff identified 26 properties with a mismatch between the Zoning District and the number of dwelling units. Of the 26 properties, only 8 are adjacent to an appropriate Zoning District of R-2B. The remaining 18 properties are duplexes that are surrounded by single-family residential. Staff is recommending denial of the Rezoning request as all properties within the block with built structures are single-family, owner-occupied buildings. Staff does not

think that it makes sense to spot-zone the four lots in the middle of the existing single-family, owner-occupied lots within this block.

Karen Ausmer, Applicant, spoke to the Commission. She stated that they were there to speak about zoning. Ms. Ausmer pointed out several rental properties close to "Junior's Addition". She stated that duplexes would not be out of character for the older part of town.

Dorothy Young asked what the codes say if a duplex that is legal non-conforming were to burn down, would it be able to be rebuilt?

Mr. Wooten, owner of several of the legal non-conforming duplexes close to the Ausmer's property, said that the last of his structures was built in 1985. Director Stanton said that fire, or an act of God, would allow the legal non-conforming structures be rebuilt as they were prior to an act of God.

With no other comments or questions from the public, the Public Hearing was closed at 6:18 PM.

D. Ausmer Rezoning for "Junior's Addition"

Brian Pulliam made a motion to approve the rezoning of Junior's addition from R-1B to R-2B. Wilbert Crawford seconded. A Roll Call vote taken. The motion was denied 6 Nay to 3 Aye.

RESULT:	DEFEATED [3 TO 6]
MOVER:	Brian Pulliam
SECONDER:	Wilbert Crawford
AYES:	Scott Milner, Wilbert Crawford, Brian Pulliam
NAYS:	Wood, Chiodini, Bowman, Young, Bush, Welton

E. R-1B/R-2B Discussion

During the second meeting regarding the Ausmer's Rezoning request, Chairman Chiodini requested that staff research the R-1B and R-2B zoned properties and an analysis of these properties and recommendations for areas that need to be rezoned so that the City's Zoning Map reflects what is actually there and bring back to the Planning & Zoning Commission within 6 months. Director Stanton said that Staff has reviewed the R-1B and R-2B Zoning Districts and compared against multi-family dwelling units information in GIS and on the County Assessor's mapper. Staff has identified 26 properties with a mismatch between the Zoning District and the number of dwelling units. Of the 26 properties, only 8 are adjacent to an appropriate Zoning District. The remaining 18 properties are duplexes surrounded by single-family residential. Staff asked the Planning & Zoning Commission for direction to begin a City-initiated rezoning of the 8 properties identified in the Staff Report.

Kevin Wood stated that the Prince-Wipple School is zoned R-3, and is currently a single-family home. He asked that Staff look into that as well.

Kevin Wood made a motion to approve a City-initiated rezoning of the block South of the Ausmer's property. Brian Pulliam seconded the motion. The motion passed unanimously.

F. PUBLIC HEARING - GROGGER BILLBOARD

Director Stanton presented a Special Use Permit Application for the Margaret J Grogger Trust for an existing billboard upgrade to digital. Staff recommends approval with the conditions stated in the Staff Report from Section 435.140.A.9.b: 1, Certification from a professional engineer registered in the State of Missouri that the soil and subsoil is capable of accepting the projected loads of the Billboard; 2, Certification from a professional engineer registered with the State of Missouri as to the electrical portion of the Billboard; 3, Certification from a professional engineer in the State of Missouri as to the structural strength of the Billboard; and 4, a certified boundary survey from a surveyor registered in the State of Missouri of the Billboard site and its Safety Setback

Requirement Zones. Also, the applicant shall provide a Billboard survey to confirm the exact setbacks from existing billboards, property lines, and the pavement of I-49; and shall provide financial security as specified in Section 435.140.A.9.b of the City's Code of Ordinances.

Cindy Warner spoke to the Commission. She stated that she inherited the property and wanted to make it productive. MoDot has approved the reconfiguration of the Billboard. She said that the survey to confirm the exact setbacks for property lines and pavement to I-49 would overburden her as it has not changed in many years. Ms. Stanton stated that condition comes from ordinance.

Dorothy Young asked if any part of the current Billboard would be used in the upgrade. Ms. Warner stated that the existing structure would be used and that one pole can be added for support.

Brian Pulliam asked if there would be an increase in size? Ms. Warner stated that she would like to go from the 12 x 25 foot that is currently there to 11 x 36 foot.

Kevin Wood asked if the codes were taken from new signage and not existing signage. Ms. Stanton stated that there is nothing in code to separate the two and the vantage point is for new signs.

G. Grogger Billboard Upgrade

Kevin Wood made a motion to recommend approval of the Special Use Permit to the Board of Alderman with the recommendation of waiving the survey requirement. Wilbert Crawford seconded the motion. A Roll Call vote was taken. The motion passed 8 Aye, 1 Nay.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [8 TO 1]
MOVER:	Kevin Wood
SECONDER:	Wilbert Crawford
AYES:	Wood, Chiodini, Milner, Bowman, Bush, Welton, Crawford, Pulliam
NAYS:	Dorothy Young

H. PUBLIC HEARING - CODES UPDATES

Director Stanton presented several Code update changes to the Commission. 1st, Eliminating Density Requirements for Residential in CBD-2, Section 405.295, and Parking in CBD-2, Section 405.310. 2nd, Section 405.550 Accessory Uses, Subpart D Detached Accessory Buildings. 3rd, adding "Accessory Dwelling Unit (ADU)" to Section 405.030.B Definitions and Rules of Construction. 4th, adding "Adjacent Lots" to Section 410.160 Definitions; and 4th, adopting an Ordinance for Anti-Monotony regulations in subdivisions.

I. Codes Update

After much discussion, Dorothy Young made a motion to bring the Code Updates back to the Commission after further research is done. Wilbert Crawford seconded the motion. The motion passed unanimously.

RESULT:	POSTPONED
Next: 9/15/2022 6:00 PM	

4. Discussion Items

5. Adjourn

Regular Meeting**Thursday, August 18, 2022****6:00 PM**

With nothing further to come before the Commission, Brian Pulliam made a motion to adjourn. Barrett Welton seconded. The motion passed unanimously. The meeting was adjourned at 7:15 PM.

Respectfully submitted.

Jamie Martin, Recording Secretary

Attachment: CityRZ_P&Z_Packet (City Initiated Rezoning)

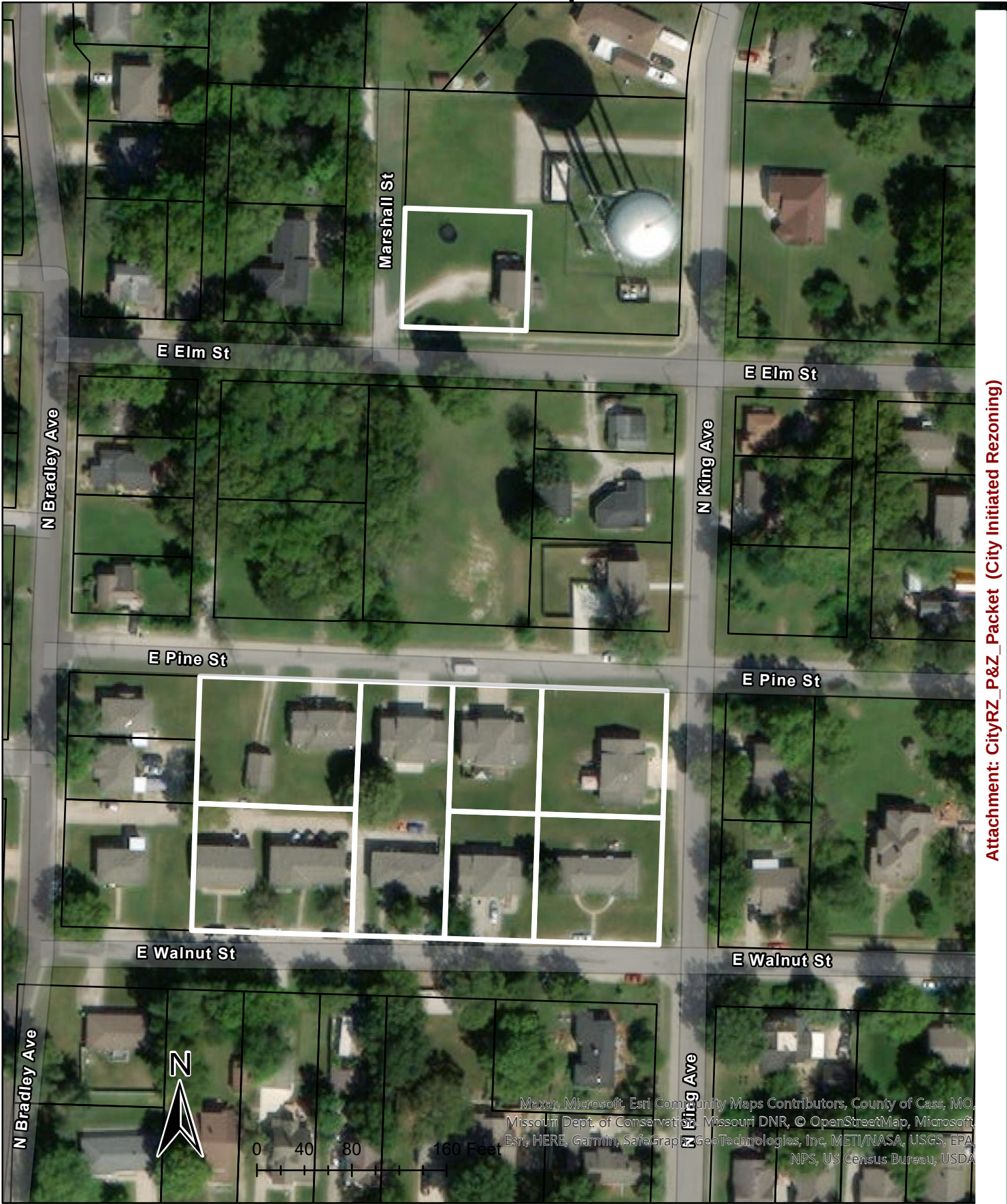
Zoning Map



Attachment: CityRZ_P&Z_Packet (City Initiated Rezoning)

Maxar, Microsoft, Esri, Community Maps Contributors, County of Cass, MO, Missouri Dept. of Conservation, Missouri DNR, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Aerial Map



Attachment: CityRZ_P&Z_Packet (City Initiated Rezoning)



TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: November 7, 2022
SUBJECT: Land Use Table and Related Code Updates - PUBLIC HEARING

Type of Item: *Public Hearing*

E. Discussion Item (ID # 4380)

Land Use Table and Related Code Updates - PUBLIC HEARING



TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: November 7, 2022
SUBJECT: Land Use Table and Related Code Updates

Type of Item: *Public Hearing*

F. Action Item (ID # 4379)

Land Use Table and Related Code Updates

Attachments:

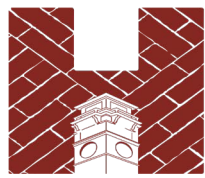
Staff Report for Land Use Table and Code Updates_P&Z_11_17_22 (PDF)

Land_Uses_by_District Mark-up Copy (regs) (PDF)

Land_Uses_by_District - Clean Copy (regs) (PDF)

Land_Uses_by_District-Mark-up Copy (table) (PDF)

Land_Uses_by_District-Clean Copy (table) (PDF)



To: Planning & Zoning Commission
From: Christina Stanton, AICP, Community Development Director
Date: November 17, 2022
Re: Land Use Table and Related Code Updates

GENERAL INFORMATION

Applicant: N/A

Requested Actions: Consideration of proposed Land Use Table and related Code changes

Date of Application: N/A

PROPOSAL

Creation of Land Use Table (future Appendix A to Chapter 405 – Zoning Regulations).

Related changes to existing Zoning Ordinance in the following ways and Sections:

- Adding serval definitions to Section 405.030.B;
- Removal of specific land uses from the specific zoning districts (405.110.A, 405.125.A, 405.135.A, 405.147.B and F, 405.150.A, 405.165.A, 405.177.B and F, 405.180.A, 405.200.A, 405.215.A, 405.245.A, 405.275.A, 405.295.A, 405.315.A, 405.485.A, 405.505.A, 405.525.C, 405.660.A, and 405.665.A)

PREVIOUS ACTIONS

- October 17, 2022—Board of Aldermen Work Session.

KEY ISSUES

- Currently all land uses are listed individually under each specific zoning district and the names of uses are not always consistent from one district to the next.
- Several uses are listed under the Special Use Permit section without any reference to what specific districts they are allowed in with an approved Special Use Permit. This is interpreted as that use is allowed in any district with an approved Special Use Permit.
- The creation of the Land Use Table will make both staff's job and the general public's ability to find which uses are allowed in which districts much easier.
- Section 630.150.A.3 and 4 states that "A pawnshop or small loan establishment shall only be allowed in appropriate zoning districts as defined by the Harrisonville zoning ordinance" and "A pawnshop or small loan establishment shall only be allowed with a special use permit". Currently, the zoning ordinances doesn't even recognize the use of a pawnshop or small loan establishment. Staff has added this use to the table and indicated that it is allowed with an approved special use permit ("S") in the C-2 District to rectify this error.

STAFF COMMENTS AND SUGGESTIONS

- Adopt the proposed Land Use Table.
- Add the proposed definitions to Section 405.030.B Definitions.
- Modify the Sections (405.110.A, 405.125.A, 405.135.A, 405.147.B and F, 405.150.A, 405.165.A, 405.177.B and F, 405.180.A, 405.200.A, 405.215.A, 405.245.A, 405.275.A, 405.295.A, 405.315.A, 405.485.A, 405.505.A, 405.525.C, 405.660.A, and 405.665.A) as proposed.

STAFF RECOMMENDATION

Staff recommends:

1. Adoption of the proposed Land Use Table.
2. Addition of the proposed definitions to Section 405.030.B Definitions.
3. Modifications to Sections 405.110.A, 405.125.A, 405.135.A, 405.147.B and F, 405.150.A, 405.165.A, 405.177.B and F, 405.180.A, 405.200.A, 405.215.A, 405.245.A, 405.275.A, 405.295.A, 405.315.A, 405.485.A, 405.505.A, 405.525.C, 405.660.A, and 405.665.A, see attached summary.

ATTACHMENTS

1. Staff Commentary and Proposed Ordinance Modifications for Sections 405.030.B, 405.110.A, 405.125.A, 405.135.A, 405.147.B and F, 405.150.A, 405.165.A, 405.177.B and F, 405.180.A, 405.200.A, 405.215.A, 405.245.A, 405.275.A, 405.295.A, 405.315.A, 405.485.A, 405.505.A, 405.525.C, 405.660.A, and 405.665.A
2. Staff Commentary and Ordinance Changes Clean Copy
3. Land Use Table Mark-up Copy
4. Land Use Table Clean Copy

STAFF CONTACT: Christina Stanton, AICP—Director of Community Development



Existing Municipal Code in black.

Removals in red.

Additions in green.

Highlights = Discussion.

CS commentary in blue.

Staff Commentary

The proposed changes are in tandem with the proposed Land Use Table. The table reflects uses as currently allowed in the various zoning districts (shown in black on the table), proposed changes in both additions (such as the green “P”) and removals (such as the red “S”). While creating the land use table staff discovered several items that were not defined, those are the proposed definitions for Section 405.030.B listed below. Staff has worked to remove the individual uses listed under each specific district and simply reference the Land Use Table (future Appendix A) this will make finding allowed uses easier and remove potential redundancy and contradictions. An example of one such contradiction in the current Zoning Regulations “Mortuaries” is listed as a permitted use in the C-O District and the C-1 District, but the Special Use Permits Section merely lists “Funeral homes and mortuaries” without listing any specific districts. This brings us to one of the biggest issues with the way the Special Use Permits Section is listed. A small handful of these uses actually state which districts they are allowed with an approved Special Use Permit, but the vast majority do not. This is interpreted as that use is allowed in any district with an approved Special Use Permit. Staff has worked to remedy this situation; however, there are about seven (7) uses that staff would like feedback on what is appropriate. The areas that are highlighted in the land use table correspond with those highlighted portions in the pages that follow.

Section 405.030.B Definitions and Rules of Construction.

[Ord. No. 1825, 5-13-1991; Ord. No. 2504 §1, 6-8-1998; Ord. No. 3107 §§1 — 2, 10-19-2009]

Abattoir

A place where livestock are killed and prepared for distribution to butcher shops and food markets.

Accessory Structure

A structure detached from the principal building located on the same lot and customarily incidental and subordinate to the principal building or use.

Apiary

A place where bees are kept; A collection of hives or colonies of bees kept for their honey. An apiary usually consists of many separate beehives.

Assisted Living Facility

Any premises, other than a residential care facility, intermediate care facility, or skilled nursing facility, that is utilized by its owner, operator, or manager to provide twenty-four (24) hour care and services and protective oversight to three or more residents who are provided with shelter, board, and who may need and are provided with the following: (a) Assistance with any activities of daily living and any instrumental activities of daily living; (b) Storage, distribution, or administration of medications; and (c) Supervision of health care under the direction of a licensed physician, provided that such services are consistent with a social model of care. Such term shall not include a facility where all of

the residents are related within the fourth degree of consanguinity or affinity to the owner, operator, or manager of the facility.

Aviary

A place for the keeping of birds for the purpose of racing, exhibiting, or selling.

Body Shop

A business that repairs physical damage on motor vehicles that are not owned by the shop or its officers or employees by mending, straightening, replacing body parts, or painting.

Commodity

An article of trade or commerce, especially a product as distinguished from a service.

Eleemosynary/Philanthropic Institution

A private, nonprofit organization which is not organized or operated for the purpose of carrying on a trade or business, no part of the net earnings of which inures to the benefit of any member or such organization or individual, and which either: (a) provides volunteer aid to the sick and wounded of armies in time of war and national relief in case of great national calamities, or (b) provides all or any of the following: religious, social, physical, recreational and benevolent services.

Financial Institution

Establishments such as banks, credit agencies, investment companies, brokers of and dealers in securities and commodities, security and commodity exchanges, insurance agents, and related uses.

Freight Terminal

A building or premises where trucks load and unload cargo and freight and where the cargo and freight may be broken down or aggregated into smaller or larger loads for transfer to other vehicles or modes of transportation.

Funeral Home

A building used for the preparation of the deceased for burial and the display of the deceased and rituals connected therewith before burial or cremation.

Greenhouse

A building or structure whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of fragile or out-of-season plants for subsequent sale or for personal enjoyment.

Institutional Use

A nonprofit, religious, or public use, such as a religious building, library, public or private school, hospital, or government-owned or -operated building, structure, or land use for public purpose.

Intermediate Care Facility

Any premises, other than a residential care facility, assisted living facility, or skilled nursing facility, that is utilized by its owner, operator, or manager to provide twenty-four (24) hour accommodation, board, personal care, and basic health and nursing care services under the daily supervision of a licensed nurse and under the direction of a licensed physician to three or more residents dependent for care and supervision and who are not related within the fourth degree of consanguinity or affinity to the owner, operator or manager of the facility.

Mortuary

A place for the storage of human bodies prior to their burial or cremation.

Nursery

Land or structures used to raise flowers, shrubs, trees and other plant material for retail or wholesale sale.

Nursery, Retail

The growing, cultivation, storage, and sale of garden plants, flowers, trees, shrubs, and fertilizers, as well as the sale of garden tools and similar accessory and ancillary products, to the general public.

Nursery, Wholesale

The growing, cultivation, storage, and sale of garden plants, flowers, trees, and shrubs to landscapers, developers, builders, and retail nurseries.

Office

The use of any building or premises primarily for conducting the affairs of a business, profession, service, industry, or government, and generally furnished with desks, tables, files, and communication equipment.

Office, General Business

An office used primarily for the administrative or legal affairs of a company.

Office, Medical/Dental

An office occupied and maintained for the provision of services by a physician, surgeon, dentist, or optometrist. A medical office shall not include medical marijuana facilities.

Office, Professional

An office occupied by a member of a recognized profession and maintained for the provision of professional services, such as but not limited to, a lawyer, architect, city planner, landscape architect, interior designer, accountant, financial planner, auditor, bookkeeper, real estate, brokerage for securities or commodities, secretarial services, or engineer.

Outdoor Storage

The keeping in an unroofed, open area of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours.

Picnic Grove

A group of picnic tables located within a grove of trees.

Public Utility

A closely regulated enterprise with a franchise for providing to the public a utility service deemed necessary for the public health, safety, and welfare.

Public Utility Facilities

Buildings, structures, and facilities, including generating and switching stations, poles, lines, pipes, pumping stations, repeaters, antennas, transmitters and receivers, valves, and all buildings and structures relating to the furnishing of utility services, such as electric, gas, telephone, water, sewer, and public transit, to the public.

Retail Sales, Outdoor

The display and sale of products and services, primarily outside of a building or structure, including vehicles; garden supplies, flowers, shrubs, and other plant materials; gas, tires, and motor oil; food and beverages; boats and aircraft; farm equipment; motor homes; burial monuments; building and landscape materials; and lumberyards.

Retail Services

Establishments providing services or entertainment, as opposed to products, to the general public for personal or household use, including eating and drinking places; hotels and motels; finance, real estate, and insurance offices; personal services; theatres; amusement and recreation services; health, educational, and social services; museums; and galleries.

Riding Academy

An establishment where horses are boarded and cared for and where instruction in riding, jumping, and showing is offered and where horses may be hired for riding.

Skilled Nursing Facility

Any premises, other than a residential care facility, assisted living facility, or intermediate care facility, which is utilized by its owner, operator, or manager to provide twenty-four (24) hour accommodation, board and skilled nursing care and treatment services to at least three residents who are not related within the fourth degree of consanguinity or affinity to the owner, operator, or manager of the facility. Skilled nursing care and treatment services are those services commonly performed by or under the supervision of a registered professional nurse for individuals requiring twenty-four (24) hour care by a licensed nursing personnel including acts of observation, care and counsel of the aged, ill, injured or infirm, the administration of medications and treatments as prescribed by a

licensed physician or dentist, and other nursing functions requiring substantial specialized judgment and skill.

Truck Garden

A small farm, grown from the back of a truck, where vegetables are raised for market.

Section 405.110 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

A. In District "A", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except **those uses identified as "P" for permitted in the Land Use Table in Appendix A. Uses with additional conditions are listed below: for one (1) or more of the following uses:**

- ~~1. Farming, dairy farming, livestock and poultry raising and all uses commonly classed as agriculture.~~ There shall be no restrictions of operation of vehicles or machinery customarily incidental to **farming** such uses; of the sale or marketing of products raised on the premises, provided that any building, structure or yard thereafter constructed for the raising, feeding or housing of livestock or poultry shall be located at least five hundred (500) feet from a dwelling in Districts "R-1" to "R-4", inclusive, and further providing that there be no feeding within five hundred (500) feet of a District "R-1" to "R-4", inclusive.
- ~~2. Churches and publicly owned and operated community buildings, public museums, public libraries.~~
- ~~3. One-family dwellings.~~
- ~~4. Fish hatcheries, apiaries, aviaries.~~
- ~~5. Forests, wildlife and conservation preserves.~~
- ~~6. Fur farming.~~
- ~~7. Golf courses and clubhouses customarily incident thereto, except miniature golf, driving ranges and similar activities used as a business.~~
- ~~8. Hospitals, sanitariums, nursing homes.~~
- ~~9.~~ Kennels, provided that the pens and buildings shall not be located closer than five hundred (500) feet to a dwelling in a District "R-1" to "R-4", inclusive.
- ~~10. Medical Marijuana Cultivation Facility subject to Section 405.573, Standards for Medical Marijuana Uses. [Ord. No. 3469, 6-17-2019]~~
- ~~11. Mushroom barns and caves.~~
- ~~12. Nurseries, greenhouses and truck gardens.~~
- ~~13. Philanthropic or eleemosynary institutions and penal institutions.~~
- ~~14. Picnic groves.~~
- ~~15. Publicly owned parks and playgrounds, including public recreation or service buildings within such parks, public administration buildings, police, fire stations and public utility buildings, structures and substations.~~

~~16. Public schools, elementary and high, and private schools with curriculum equivalent to that of a public elementary or high school and institutions of higher learning, including stadium and dormitories in conjunction, if located on the campus.~~

~~17. Railroad rights-of-way not including railroad yards.~~

~~18. Riding stables and riding tracks.~~

~~19. Veterinarian.~~

20. Accessory uses, including repair shops, sheds, garages, barns, silos, irrigation wells and pumps, bunk houses, incidental dwellings, buildings and structures customarily required for any of the above uses.

Section 405.125 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

A. In District "E", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except **those uses identified as "P" for permitted in the Land Use Table in Appendix A. Uses with additional conditions are listed below:** ~~for one (1) or more of the following uses:~~

1. Single-family dwellings, except mobile and manufactured homes. All single-family dwellings shall have a permanent foundation.

~~2. Modular homes not located in a manufactured home park.~~

~~3. Public parks, playgrounds, community centers, schools, public libraries and museums.~~

~~4. Churches and parish halls, temples, convents and monasteries.~~

~~5. Railroad right-of-way including, and limited to, a strip of land with tracks and auxiliary facilities for track operation only.~~

Section 405.135 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

A. In District "R-1", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except **those uses identified as "P" for permitted in the Land Use Table in Appendix A.** ~~for one (1) or more of the following uses:~~

~~1. Dwellings, one family.~~

~~2. Parks and playgrounds, including recreation or service buildings and swimming pools, which are owned or operated by a governmental agency.~~

~~3. Public schools, elementary and high, and private schools with curriculum equivalent to that of a public elementary or high school and institutions of higher learning, including stadiums and dormitories in conjunction, if located on the campus.~~

~~4. Golf courses and clubhouses appurtenant thereto (except miniature golf courses, driving ranges and other similar activities operated as a business).~~

~~5. Railroad rights-of-way, not including railroad yards.~~

~~6. Churches and synagogues.~~

Section 405.147 **District "R-1B" Near Downtown Single-Family Neighborhood District.**

[Ord. No. 3341 §2, 11-2-2015]

A. Intent. The intent of this district is to promote single-family neighborhood development in a compact and walkable pattern in close proximity to downtown. The standards of this district enable the original development patterns of the near downtown neighborhoods and encourage new development with a compatible character, scale and pattern as the original lots and structures. The standards also facilitate effective transitions between residences and businesses that maintain the neighborhood character near downtown and on significant corridors.

B. Permitted Uses. In District "R-1B," no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except **those uses identified as "P" for permitted in the Land Use Table in Appendix A. Those uses identified as "P*" or "S*" are uses that are permitted or allowed with an approved Special Use Permit on lots fronting on Mechanic or Independence Street.** ~~for one (1) or more of the following uses:~~

~~1. Dwellings, one-family.~~

~~2. Parks and playgrounds, including recreation or service buildings and swimming pools, which are owned or operated by a governmental agency.~~

~~3. Public schools, elementary and high, and private schools with curriculum equivalent to that of a public elementary or high school and institutions of higher learning, including stadiums and dormitories in conjunction, if located on the campus.~~

~~4. Golf courses and clubhouses appurtenant thereto (except miniature golf courses, driving ranges and other similar activities operated as a business).~~

~~5. Railroad rights-of-way, not including railroad yards.~~

~~6. Churches and synagogues.~~

~~**F. Additional Uses.** To create more effective transitions between downtown and neighborhoods and allow more flexibility for uses along entry corridors, lots zoned "R-1B," which front on Mechanic Street or Independence Street, shall be eligible for the following additional uses.~~

~~1. Eligible uses.~~ The following additional uses are permitted in the "R-1B" District on lots that front on Mechanic Street or Independence Street.

~~a. Offices to be used for:~~

~~(1) Administrative functions of companies, corporations, social or philanthropic organizations or societies.~~

~~(2) Architects and planners.~~

~~(3) Brokers and accountants.~~

~~(4) Financial services.~~

~~(5) Insurance offices.~~

~~(6) Engineers and surveyors.~~

- ~~(7) Dentists.~~
- ~~(8) Lawyers.~~
- ~~(9) Chiropractors.~~
- ~~(10) Psychologists and psychiatrists.~~

~~b. Barbers, beauty shops and hairdressers.~~

~~c. Interior decorators.~~

~~d. Photographers.~~

~~e. Artists.~~

~~f. Seamstress and tailoring.~~

~~2. Special approvals. The following additional uses are permitted in the "R-1B" District on lots that front on Mechanic Street or Independence Street, through special approval process:~~

~~a. Bed and breakfast.~~

~~b. Bridal shops.~~

~~c. Coffee shops.~~

~~d. Cultural exhibits and services.~~

~~e. Flower shops.~~

~~f. Gift shops.~~

~~g. Jewelry stores.~~

~~h. Libraries.~~

~~i. Real estate offices.~~

~~The applicant shall obtain written permission from all property owners and/or residents within one hundred and twenty (120) feet of the applicant's property. Provided written permission cannot be obtained from all adjoining property owners and/or residents, the applicant may request a special use permit under the provisions of Section 405.525, Special Use Permits. Furthermore, provided written permission has been granted for one (1) of these commercial uses, and a written complaint regarding the commercial use has been filed with the City, the Board of Aldermen, following review of the evidence supporting the complaint, may allow the business to remain on the property, require that the commercial use be removed from the property, or grant conditional approval for the business to stay on the property.~~

Section 405.150 Permitted Uses.

[Ord. No. 1825, 5-13-1991]

A. In District "R-1M", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except **those uses identified as "P" for permitted in the Land Use Table in Appendix A. Additional conditions are listed below: for one (1) or more of the following uses:**

- ~~1. Single and multi-sectional permanent manufactured or modular homes.~~
- ~~2. Permanent mobile homes.~~
- ~~3. Parks, playgrounds, community centers and non-commercial recreational facilities.~~
4. Structures and uses required for the operation of a public utility, the performance of a governmental function or the operation or maintenance of the manufactured home park.

~~5.~~ In manufactured home parks, recreational vehicles shall not be occupied as living quarters and manufactured home sales lots shall not be permitted, but manufactured homes may be sold on lots they occupy in residential use.

~~6.~~ Once manufactured home parks contain at least one hundred (100) manufactured home lots ready for occupancy, commercial and service establishments intended to serve only persons within the manufactured home park and occupying in total, including related parking area, not more than five percent (5%) of the area of the manufactured home park may be constructed.

~~7. Manufactured and mobile homes shall be permitted only in manufactured home parks.~~

~~8.~~ A manufactured or mobile home shall not be temporarily or permanently parked, stored or occupied on any public street or alley nor on any lot or parcel within the City of Harrisonville except when in complete conformity to zoning and other applicable ordinances.

Section 405.165 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

A. In District "R-2", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except **those uses identified as "P" for permitted in the Land Use Table in Appendix A.** ~~for one (1) or more of the following uses:~~

~~1. Any use permitted in District "R-1".~~

~~2. Dwellings, two-family, commonly referred to as duplexes.~~

Section 405.177 **District "R-2B" Near Downtown Two-Family Neighborhood District.**

[Ord. No. 3341 §3, 11-2-2015]

A. Intent. The intent of this district is to promote two-family neighborhood development in a compact and walkable pattern in close proximity to downtown. The standards of this district enable the original development patterns of the near downtown neighborhoods and encourage new development with a compatible character, scale and pattern as the original lots and structures. The standards also facilitate effective transitions between residences and businesses that maintain the neighborhood character near downtown and on significant corridors.

B. Permitted Uses. In District "R-2B," no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except **those uses identified as "P" for permitted in the Land Use Table in Appendix A. Those uses identified as "P*" or "S*" are uses that are permitted or allowed with an approved Special Use Permit on lots fronting on Mechanic or Independence Street.** ~~for one (1) or more of the following uses:~~

~~1. Dwelling, one-family.~~

~~2. Dwelling, two-family.~~

~~3. Parks and playgrounds, including recreation or service buildings and swimming pools, which are owned or operated by a governmental agency.~~

~~4. Public schools, elementary and high, and private schools with curriculum equivalent to that of a public elementary or high school and institutions of higher learning, including stadiums and dormitories in conjunction, if located on the campus.~~

~~5. Golf courses and clubhouses appurtenant thereto (except miniature golf courses, driving ranges and other similar activities operated as a business).~~

~~6. Railroad rights-of-way, not including railroad yards.~~

~~7. Churches and synagogues.~~

~~F. Additional Uses. To create more effective transitions between downtown and neighborhoods and allow more flexibility for uses along entry corridors, lots zoned "R-2B" which front on Mechanic Street or Independence Street shall be eligible for the following additional uses.~~

~~1. Eligible uses. The following additional uses are permitted in the "R-2B" District on lots that front on Mechanic Street or Independence Street.~~

~~a. Offices to be used for:~~

~~(1) Administrative functions of companies, corporations, social or philanthropic organizations or societies.~~

~~(2) Architects and planners.~~

~~(3) Brokers and accountants.~~

~~(4) Financial services.~~

~~(5) Insurance offices.~~

~~(6) Engineers and surveyors.~~

~~(7) Dentists.~~

~~(8) Lawyers.~~

~~(9) Chiropractors.~~

~~(10) Psychologists and psychiatrists.~~

~~b. Barbers, beauty shops and hairdressers.~~

~~c. Interior decorators.~~

~~d. Photographers.~~

~~e. Artists.~~

~~f. Seamstress and tailoring.~~

~~2. Special approvals. The following additional uses are permitted in the R-2B district on lots that front on Mechanic Street or Independence Street, through special approval process.~~

~~a. Bed and breakfast.~~

~~b. Bridal shops.~~

~~c. Coffee shops.~~

~~d. Cultural exhibits and services.~~

~~e. Flower shops.~~

~~f. Gift shops.~~

~~g. Jewelry stores.~~

~~h. Libraries.~~~~i. Real estate offices.~~

~~The applicant shall obtain written permission from all property owners and/or residents within one hundred and twenty (120) feet of the applicant's property. Provided written permission cannot be obtained from all adjoining property owners and/or residents, the applicant may request a special use permit under the provisions of Section 405.525, Special Use Permits. Furthermore, provided written permission has been granted for one (1) of these commercial uses, and a written complaint regarding the commercial use has been filed with the City, the Board of Aldermen, following review of the evidence supporting the complaint, may allow the business to remain on the property, require that the commercial use be removed from the property, or grant conditional approval for the business to stay on the property.~~

Section 405.180 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

A. In District "R-3", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except **those uses identified as "P" for permitted in the Land Use Table in Appendix A.** ~~for one (1) or more of the following uses:~~

- ~~1. Any use permitted in District "R-2".~~
- ~~2. Garden apartment buildings and town houses.~~
- ~~3. Innovative housing techniques such as patio houses, zero lot line homes and mixed housing systems.~~

Section 405.200 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

A. In District "R-4", no building, structure, land or premises shall be used and no structure shall be hereafter erected, constructed, reconstructed or altered except **those uses identified as "P" for permitted in the Land Use Table in Appendix A. Additional conditions are listed below:** ~~for one (1) or more of the following uses:~~

- ~~1. Single-family dwellings under the regulations of District "R-1".~~
- ~~2. Two-family dwellings under the regulations of District "R-2".~~
- ~~3. Apartment complexes.~~
- ~~4. Housing of a single- or multi-family type for senior citizens and limited to a Planned District.~~

Section 405.215 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

A. In District "C-O", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except **those uses identified as "P" for permitted in the Land Use Table in Appendix A.** ~~for one (1) or more of the following uses:~~

- ~~1. Any use permitted in District "R-3".~~
- ~~2. Office buildings to be used only for the administrative functions of companies, corporations, social or philanthropic organizations or societies.~~

~~3. Other offices limited to the following:~~

- ~~a. Accountants.~~
- ~~b. Architects and planners.~~
- ~~c. Brokers and accountants.~~
- ~~d. Engineers and surveyors.~~
- ~~e. Dentists.~~
- ~~f. Lawyers.~~
- ~~g. Physicians, osteopaths, chiropractors.~~
- ~~h. Real estate and insurance.~~

~~4. Mortuaries.~~

~~5. Hospitals, clinics, laboratories and other treatment and diagnostic facilities for the medical arts for humans only, including dental clinics.~~

~~6. Radio and television studios, provided no broadcasting towers are located on the premises.~~

~~7. Medical Marijuana Dispensary Facility subject to Section 405.573, Standards for Medical Marijuana Uses. [Ord. No. 3469, 6-17-2019]~~

~~8. Medical Marijuana Testing Facility subject to Section 405.573, Standards for Medical Marijuana Uses. [Ord. No. 3469, 6-17-2019]~~

Section 405.245 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

A. In District "C-1", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except **those uses identified as "P" for permitted in the Land Use Table in Appendix A.** ~~for one (1) or more of the following uses:~~

- ~~1. Any use permitted in District "C-O" except that dwellings shall not be permitted.~~
- ~~2. Shops and stores for sale at retail of foods and non-alcoholic beverages for human consumption; soft goods such as clothing and shoes, drugs and cosmetics; furniture and appliances; printed materials; notions; hardware and paint; kitchenware; toys and sporting goods; jewelry, gifts and novelties; flowers, tobacco products, photographic equipment, antiques, artist and hobby supplies; music supplies and medical supplies; bicycles and video tape rentals.~~
- ~~3. Services such as professional offices, banks and savings and loan associations, insurance, barber and beauty shops, schools, optical shops, seamstress and tailoring, dry cleaning and laundry stores including coin-operated, eating establishments, interior decorator, photographer, shoe repairs, clinics, small appliance repairs and small animal hospitals.~~
- ~~4. Offices of all types, including post offices, public or privately owned utilities offices.~~
- ~~5. Buildings and structures for use as outpatient facilities for the treatment of alcohol and other drug abuse.~~
- ~~6. Building and structures for use as residential facilities for the treatment of alcohol and other drug abuse if a special use permit is granted under the authority of this Chapter.~~

~~7. Medical Marijuana Dispensary Facility subject to Section 405.573, Standards for Medical Marijuana Uses. [Ord. No. 3469, 6-17-2019]~~

~~8. Medical Marijuana Testing Facility subject to Section 405.573, Standards for Medical Marijuana Uses. [Ord. No. 3469, 6-17-2019]~~

Section 405.275 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991; Ord. No. 3153 §1, 11-1-2010]

A. In District "CBD-1", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except **those uses identified as "P" for permitted in the Land Use Table in Appendix A.** ~~for one (1) or more of the following uses:~~

~~1. Office buildings to be used only for the administrative functions of companies, corporations, social or philanthropic organizations or societies.~~

~~2. Other offices limited to the following:~~

~~a. Accountants.~~

~~b. Architects and planners.~~

~~c. Brokers and accountants.~~

~~d. Engineers and surveyors.~~

~~e. Dentists.~~

~~f. Lawyers.~~

~~g. Physicians, osteopaths, chiropractors.~~

~~h. Real estate and insurance.~~

~~3. Clinics, laboratories and other treatment and diagnostic facilities for the medical arts for humans only, including dental clinics.~~

~~4. Radio and television studios.~~

~~5. Shops and stores for sale at retail of foods and non-alcoholic beverages for human consumption; soft goods such as clothing and shoes, drugs and cosmetics; furniture and appliances; printed materials; notions; hardware and paint; kitchenware; toys and sporting goods; jewelry, gifts and novelties; flowers, tobacco products, photographic equipment, antiques, artist and hobby supplies; music supplies and medical supplies; bicycles and video tape rentals.~~

~~6. Services such as professional offices, banks and savings and loan associations, insurance, barber and beauty shops, schools, optical shops, seamstress and tailoring, dry cleaning and laundry stores including coin-operated, eating establishments, interior decorator, photographer, shoe repairs, clinics, small appliance repairs, convenience stores that do not dispense petroleum products, hotels and motels, investigative and protective services, medical and dental laboratory services.~~

~~7. Offices of all types, including post offices, public or privately owned utilities offices.~~

~~8. Buildings and structures for use as outpatient facilities for the treatment of alcohol and other drug abuse if a special use permit is granted under the authority of this Chapter.~~

~~9. Building and structures for use as residential facilities for the treatment of alcohol and other drug abuse if a special use permit is granted under the authority of this Chapter.~~

~~10. Dwelling units located on the second story or above of structures with a permitted use as allowed in Subsections (1) through (7) above.~~

Section 405.295 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

A. In District "CBD-2", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except **those uses identified as "P" for permitted in the Land Use Table in Appendix A.** ~~for one (1) or more of the following uses:~~

~~1. Any use permitted in "CBD-1".~~

~~2. Shops and stores for sale at retail or wholesale of department store merchandise, furniture and appliances, automobile supplies, motorcycles, petroleum products (dispensing of petroleum products or bulk plants not permitted).~~

~~3. Services such as clubs, dry cleaning and laundries, appliance and small equipment repair, printing and publishing, custom maintenance, on-site handcrafting, delivery services, radio and television broadcasting studios, public or private entertainment and recreation, charity and welfare.~~

~~4. Residential Dwelling units as defined as a Dwelling and further defined as a Dwelling unit, including Single Family, Duplex, and Multiple Family dwellings, in Chapter 405 Article I Section 405.030.B.~~

Section 405.315 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991; Ord. No. 3153 §2, 11-1-2010]

A. In District "C-2", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except **those uses identified as "P" for permitted in the Land Use Table in Appendix A.** ~~for one (1) or more of the following uses:~~

~~1. Any use permitted in District "CBD-2".~~

~~2. Shops, stores and yards for the sale at retail or wholesale or the rental of such items as automotive equipment, trucks, trailers, boats, camping accessories, tools, farm machinery and supplies, building supplies and lawn accessories.~~

~~3. Service such as assembly and meeting halls, automobile repair and washing, farm machinery repair, pop bottling, miniature golf and commercial recreation parks, drive-in theaters, general repair and fix-it shops, frozen foods, including lockers, swimming pools, trade schools, pet grooming (with all animals kept indoors), janitorial services, exterminating and disinfecting services. [Ord. No. 3530, 2-1-2021]~~

~~4. Nurseries and greenhouses, bakeries.~~

~~5. Manufacture or assembly of products to be sold only at retail on the premises.~~

- ~~6. Establishments which serve or sell alcoholic beverages.~~
- ~~7. Accessory uses customarily incident to the normal operation of the above uses, including parking lots and signs as provided in this Chapter.~~
- ~~8. Medical Marijuana Dispensary Facility subject to Section 405.573, Standards for Medical Marijuana Uses. [Ord. No. 3469, 6-17-2019]~~
- ~~9. Medical Marijuana Testing Facility subject to Section 405.573, Standards for Medical Marijuana Uses. [Ord. No. 3469, 6-17-2019]~~

Section 405.485 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991; Ord. No. 3462, 4-1-2019]

A. In District "M-1," no building, structure, land or premises shall be used, no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except **those uses identified as "P" for permitted in the Land Use Table in Appendix A.** ~~for one (1) or more of the following uses:~~

- ~~1. Manufacturing, processing, fabrication, assembling, disassembling, packaging, repairing, cleaning, servicing or testing of any commodity except junk or salvage.~~
- ~~2. Medical Marijuana Cultivation Facility subject to Section 405.573, Standards for Medical Marijuana Uses. [Ord. No. 3469, 6-17-2019]~~
- ~~3. Medical Marijuana Testing Facility subject to Section 405.573, Standards for Medical Marijuana Uses. [Ord. No. 3469, 6-17-2019]~~
- ~~4. Medical Marijuana Infused Products Manufacturing Facility subject to Section 405.573, Standards for Medical Marijuana Uses. [Ord. No. 3469, 6-17-2019]~~
- ~~5. Warehousing, wholesaling and storage of any commodity except junk or salvage.~~
- ~~6. Body shops, a business that repairs physical damage on motor vehicles that are not owned by the shop or its officers or employees by mending, straightening, replacing body parts, or painting.~~
- ~~7. Freight terminals.~~
- ~~8. Public and private utility facilities.~~
- ~~9. Structures and uses clearly accessory and necessary to the normal operation of the above uses, including signs as authorized by these regulations.~~

Section 405.505 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

A. In District "M-2," no building, structure, land or premises shall be used, no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except **those uses identified as "P" for permitted in the Land Use Table in Appendix A.** ~~for one (1) or more of the following uses:~~

- ~~1. Any use permitted in District "M-1";~~
- ~~2. Body shops;~~
- ~~3. Building materials stores and yards;~~
- ~~4. Bus barns or lots;~~

- ~~5. Cleaning, pressing and dyeing plants including laundries;~~
- ~~6. Cold storage plants;~~
- ~~7. Sale and service of farm and contractors' supplies and equipment;~~
- ~~8. Machine and welding shops;~~
- ~~9. Medical Marijuana Cultivation Facility subject to Section 405.573, Standards for Medical Marijuana Uses. [Ord. No. 3469, 6-17-2019]~~
- ~~10. Medical Marijuana Testing Facility subject to Section 405.573, Standards for Medical Marijuana Uses. [Ord. No. 3469, 6-17-2019]~~
- ~~11. Medical Marijuana Infused Products Manufacturing Facility subject to Section 405.573, Standards for Medical Marijuana Uses. [Ord. No. 3469, 6-17-2019]~~
- ~~12. Petroleum storage;~~
- ~~13. Plumbing and sheet metal shops;~~
- ~~14. Truck and bus storage, sales and service.~~
- ~~15. Freight terminals, docks, loading and unloading equipment.~~

Section 405.525 **Special Use Permits.**

[Ord. No. 1825, 5-13-1991; Ord. No. 2504 §1, 6-8-1998]

A. Purpose. Recognizing that certain uses may be desirable when located in the community, but that these uses may be incompatible with other uses permitted in a district, certain special uses listed herein, when found to be in the interest of the public health, safety, morals and general welfare of the community, may be permitted, except as otherwise specified, in any zoning district from which they are prohibited.

B. The Board of Aldermen may, within the specifications herein provided, permit such buildings, structures or uses where requested, provided that the public health, safety, morals and general welfare will not be adversely affected, that ample off-street parking facilities will be provided and that necessary safeguards will be provided for the protection of surrounding property, persons and neighborhood values. In this regard the Board of Aldermen may impose reasonable conditions on the approval of a special use permit. Upon approval of a special use permit, the Zoning District Map shall be changed.

C. Uses that require a Special Use Permit, but do not have any additional conditions are simply listed and identified as "S" for Special Use Permit in the Land Use Table in Appendix A. The following special uses may be approved by the Board of Aldermen as provided in this Section:

- ~~1. Public or private airports and/or landing fields.~~
- ~~2. Athletic fields and baseball fields.~~
- ~~3. Cemeteries.~~
- ~~4. Contractors' shop and/or yard, including construction equipment and/or materials storage area.~~
- ~~5. Drive-in theaters.~~
- ~~6. Exposition centers and/or buildings.~~
- ~~7. Fairgrounds.~~

~~8. Farm implement repair service. Sales shall be restricted to repair service and replacement parts. Open storage must be screened from adjacent public roads and adjoining properties by a view-reducing wall, fence or landscaped material.~~

~~9. Fire stations.~~

~~10. Funeral homes and mortuaries.~~

~~11. Greenhouses, nurseries and/or hydroponic farms operated as a retail business.~~

12. Group boarding homes for minors and/or group home for adults, provided:

a. The applicant shall submit, as a part of the application, the plans for the proposed facility giving the type of services to be rendered, the number of persons to be placed in the facility, the number of staff to be employed and other information that will help in determining the extent of services to be provided.

b. A letter from the Cass County Health Department Director shall be submitted by the applicant giving the current status of the applicant's license to operate the proposed facility and listing all requirements yet to be met in order for the proposed facility to be granted authorization to begin its operation.

c. The following requirements shall be provided and sufficient information provided to assure they are being met:

(1) Off-street parking at a rate of one (1) space per employee plus two (2) additional spaces for guests.

(2) Adequate potable water supply sufficient for both domestic and fire protection service.

~~13. Handling, storage and processing of salvage and scrap metals.~~

~~14. Hospitals and special care facilities for humans.~~

~~15. Oil and/or gas drilling and production.~~

16. Radio or television towers and stations, microwave transmitting and/or receiving towers and/or stations, provided such towers must be set back from all adjacent property lines and streets and highways a distance equal to not less than its height plus ten (10) feet. Provided however, that before a special use permit is issued for any such building or structure, satisfactory proof must be presented to the Board of Aldermen that the proposed location for such use is reasonably necessary and that the design and appearance of such a structure is in keeping with the surroundings.

17. Residential care facility, provided that:

a. A permit must be requested in writing.

b. The City Administrator shall cause a notice to be mailed to all parties adjoining the lot of the proposed site of the residential care facility. The names of the parties to be notified shall be determined by the City utility records. The notice shall advise the parties of the proposed use and that protests, if any, must be filed within ten (10) days of the date of the notice.

c. The City Administrator may then issue a one (1) year permit provided:

(1) No protest has been received within ten (10) days.

(2) The property meets the requirements of the City of Harrisonville Fire Code as determined by an annual inspection confirming this fact.

(3) The applicant will not operate the residential care facility until license is secured, if required.

(4) If a written protest is received, no permit may be issued except after a hearing by the Planning and Zoning Commission of the City of Harrisonville.

(5) Each year prior to the annual renewal date of the permit, notice shall again be mailed to any adjoining lot owners as prescribed above; and if no protest is received, the permit shall be renewed.

18. Residential facilities for the treatment of alcohol and other drug abuse. In addition to conformance with all other standards contained in this Chapter, the Planning and Zoning Commission may recommend and the Board of Aldermen may impose the following standards on all such residential facilities located in the "C-1", "CBD-1", "CBD-2" and "C-2" zoning districts:

a. The dwelling will cause no substantial increase in traffic hazards or congestion.

b. The dwelling will cause no substantial increase in fire hazards.

c. The dwelling will cause no adverse effect on the general welfare of the community.

d. The dwelling will cause no overtaxing of public utilities.

e. No such residential treatment facility will be located within one thousand (1,000) feet of or on the same block as another such residential treatment facility.

f. No such residential treatment facility will be located within one hundred (100) feet of any property zoned in the following districts: "A" Agriculture; "E" Estate, "R-1" Single-Family Residential; "R-1M" Manufactured Home Park; "R-2" Two-Family Residential; "R-3" Cluster or Garden Type Residential; and "R-4" Medium Density Apartment.

g. The dwelling meets all life safety codes adopted by the City of Harrisonville.

h. The exterior appearance of the dwelling be in reasonable conformance with the exterior of other existing structures in the area.

i. A landscaping plan meeting the standards of the Harrisonville Zoning Ordinance be filed in support of a building permit for such a dwelling located in a "C-1", "CBD-1", "CBD-2" or "C-2" District, including a screening fence of at least eight (8) feet in height on the rear and side yards of such residential facility.

~~**19.** Sanitary landfills not otherwise prohibited by law.~~

20. A day care home occupied by the day care provider, in which family-like care is given to more than ten (10) children, not related to the day care provider, for any part of the twenty-four (24) hour day. This permit may be issued by the City Administrator under the following conditions:

a. A permit must be requested in writing accompanied by a fee of ten dollars (\$10.00).

b. The applicant shall notify all parties adjoining the lot of the proposed site of the day care home by certified mail. The names of the parties to be notified shall be determined by the City utility records. The notice shall advise the parties of the proposed use and that

protests, if any, must be filed in writing to the City within ten (10) days of the date of the notice. If a written protest is received, application in compliance with Section **405.630** "Rules of Procedures Governing Amendments and Special Use Permits" must be made and no permit may be issued except after a hearing by the Planning and Zoning Commission and approval of the Board of Aldermen.

c. The property meets the requirements of all applicable building and fire codes as adopted by the City. Day care homes are subject to annual inspections by the Fire and/or Codes Departments. Failure to comply with adopted codes is grounds for revocation of the permit.

d. The applicant must provide the City with proof of licensing by the appropriate State office.

~~21. Any correctional facility as defined in Section **405.030(B)**. [Ord. No. 3577, 2-22-2022]~~

22. Commercially operated recreational or sports-related activity or facility, whether operated by a public or private entity, unless otherwise allowed by this Chapter. This shall include, but not be limited to, such uses as: recreational lakes, camps, golf courses, country clubs, golf driving ranges, miniature golf courses, swimming pools, tennis courts, racquetball courts, riding stables, shooting ranges, ice and roller skating rinks, race tracks for horses and dogs, bowling alleys and fee fishing lakes.

23. Boat, recreational vehicle, and/or any other vehicle storage, open or enclosed, of one (1) or more similar vehicles which are not the property of the landowner. Open storage must be screened by a view-reducing wall, fence or landscaping material from adjacent public roads and residentially zoned or used property. [Ord. No. 3577, 2-22-2022]

~~24. Public utility stations, as well as buildings, structures and premises for public utility services or public utility services or public service corporations.~~

25. Quarrying, mining or removal of sand, gravel or stone and the processing of the same, including asphalt and concrete plants provided:

a. All quarries and mining operations and asphalt and concrete plants shall be screened by a method approved by the Board of Aldermen when the same are visible from any public road.

b. The applicant shall provide an approved method for dust abatement on all unpaved interior roads.

c. Where applicable, a maintenance agreement between the applicant and the City shall be required to maintain the roads that provide the ingress/egress to the operation.

d. A plan for reclamation of the site shall be prepared and submitted as a part of the application. The plan shall indicate a timetable for the reclamation to the proposed use of the site as a general plan of the proposed use. The reclamation plan submitted shall be binding only to the extent that said plan shows the intent of the applicant for reclamation. The actual reclamation plan may be amended at such time that the applicant is ready to begin such reclamation, however, the amended plan must be approved by the Board of

Aldermen before reclamation work may begin. Said approval shall require a public hearing under the same procedures as the original special use permit.

e. All areas quarried or mined shall not endanger the lateral support of abutting or adjoining properties. A minimum setback of one hundred (100) horizontal feet from any road right-of-way and fifty (50) horizontal feet from all other property lines, measured on the surface, must be maintained free of any quarrying or mining activity, either surface or subsurface.

f. No building, equipment, quarry products or other materials shall be erected or stored within one hundred (100) feet of any property or right-of-way line.

26. Retail sales of concrete from small batch concrete dispensing plants. This use is permitted only in District "C-2," provided that no noise, smoke, heat, glare or dust is produced that is perceptible from abutting properties. In addition:

[Ord. No. 3577, 2-22-2022]

a. Mixing capacity to be less than one-fourth (¼) cubic yard;

b. All cement materials must be stored within an enclosed building;

c. All aggregate materials must be stored in approved bins;

d. No more than one (1) dispensing unit may be installed;

e. No vehicle which is designed to hold more than two (2) cubic yards of concrete may be used to haul off the concrete; and

f. All concrete is to hauled in a manner designed to prevent the spillage of materials.

~~**27.** Water treatment facilities, water towers or storage facilities, electric utility substations, sewage treatment facilities or any other like facility owned by the City.~~

~~**28.** Veterinary and small animal hospitals.~~

~~**29.** Dog kennels, provided all licensing and operational requirements are met.~~

~~**30.** Adult use facility (see regulations in Division 2 of this Article, Sections 405.530 et seq.).~~

31. Mini-warehouse facilities provided that:

[Ord. No. 3530, 2-1-2021]

a. Mini-warehouse facilities are only permitted with an approved special use permit in the "C-2" and "M-1" Zoning Districts. Mini-warehouse facilities shall not exceed two (2) acres in size.

b. In the "C-2" Zoning District, the doors of mini-warehouse facilities must be screened on all sides by a wall, fence or landscaped earthen berm that shields the development from view.

c. In the "M-1" Zoning District, the doors of mini-warehouse facilities must be screened so as not to be visible from the public right-of-way by a wall, fence or landscaped earthen berm.

d. Any wall or fence visible from the public right-of-way or a residentially zoned district shall be comprised of at least fifty percent (50%) brick, stone, or other comparable masonry materials. Metal utilized in a wall or fence shall be limited to architectural metal

panels approved by the City. White vinyl material may be used in fencing. Fences or walls may run between buildings.

e. Any wall abutting public right-of-way and over seventy-five (75) feet in length shall include a combination of at least two (2) of the following features: facade setbacks, change of building materials, varied roof line, a water table, or pilasters.

f. Colors of roofs, walls, and fences visible from the public right-of-way must be of muted shades.

g. In the "C-2" Zoning District,

(1) Roof pitch of buildings shall not exceed 1:3.

(2) Mini-warehouse facilities in the "C-2" Zoning District shall be located no closer than two hundred fifty (250) feet to Commercial Street, SR 291, Rock Haven, Cantrell, Mechanic Street, S. Clearwater Dr. and West Outer Road by Sapp Bros., Inc.

h. Tracts split for a mini-warehouse facility from a larger tract shall not prevent future development of the larger tract.

i. Incidental uses may include the repair and maintenance of stored materials by the tenant; but in no case may storage spaces function as an independent retail, wholesale, business, or service use. Spaces may not be used for workshops, hobby shops, manufacturing, or similar uses. Human occupancy is limited to that required to transport, arrange, and maintain stored materials.

j. The facility may contain one (1) residential unit for an employee residence.

D. A special use permit shall be allowed to continue, unless specified otherwise as a condition of its authorization, as long as all conditions placed on it are met; however, if that particular use ceases to exist for a period of six (6) months, it will forfeit its special use permit and will not be allowed to exist again unless a new application is made, a public hearing held as provided for in these regulations and a new special use permit approved.

E. Parking requirements for special uses shall be recommended by the Planning and Zoning Commission and approved by the Board of Aldermen. The following shall be taken into consideration when reviewing and approving parking requirements.

1. The use of the facility.
2. The square footage of the building.
3. The surrounding land uses and zoning districts.
4. The relationship to streets.
5. The topography of the site.

F. Where appropriate, the parking regulations of the underlying zoning district or the most analogous zoning district shall be followed.

Section 405.555 **Prohibited Uses.**

[Ord. No. 1825, 5-13-1991]

No lot, parcel or tract of land shall be used and no building or structure shall be erected, altered or remodeled for any of the following uses: abattoirs; composting, fertilizer manufacture; dumping, reduction or incineration of garbage, dead animals, offal or refuse; storage, curing or tanning of raw hides or skins; refining of petroleum or coal oil; salt works, stockyards or slaughter of animals or fowl; creosote manufacture or treatment; distillation of bones, fat rendering, glue manufacture.

Section 405.660 **Permitted Uses.**

[Ord. No. 3197 §1, 12-5-2011]

A. In the Mechanic Street Corridor Overlay District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except **those uses identified as "P" for permitted in the Land Use Table in Appendix A.** ~~for one (1) or more of the following uses:~~

~~1. Any uses permitted in the underlying zoning district.~~

~~2. Offices to be used for:~~

~~a. Administrative functions of companies, corporations, social or philanthropic organizations or societies.~~

~~b. Architects and planners.~~

~~c. Brokers and accountants.~~

~~d. Financial services.~~

~~e. Insurance offices.~~

~~f. Engineers and surveyors.~~

~~g. Dentists.~~

~~h. Lawyers.~~

~~i. Chiropractors.~~

~~j. Psychologists and psychiatrists.~~

~~3. Barbers, beauty shops and hairdressers.~~

~~4. Interior decorators.~~

~~5. Photographers.~~

~~6. Artists.~~

~~7. Seamstress and tailoring.~~

Section 405.665 **Special Approvals.**

[Ord. No. 3197 §1, 12-5-2011]

A. In the Mechanic Street Corridor Overlay District, a building, structure, land or premises may be used, erected, constructed, reconstructed, moved or altered if the applicant obtains written permission from all property owners and/or residents within one-hundred twenty (120) feet of the applicant's property.

Provided written permission cannot be obtained from all adjoining property owners and/or residents, the applicant may request a special use permit under the provisions of Section **405.525**, Special Use Permits. Furthermore, provided written permission has been granted for one (1) of the ~~following~~ commercial uses **identified as “S*” for Special Use Permit in the Land Use Table in Appendix A**, and a written complaint regarding the commercial use has been filed with the City, the Board of Aldermen, following review of the evidence supporting the complaint, may allow the business to remain on the property, require that the commercial use be removed from the property, or grant conditional approval for the business to stay on the property.

~~1. Bed and breakfast.~~

~~2. Bridal shops.~~

~~3. Coffee shops.~~

~~4. Cultural exhibits and services.~~

~~5. Flower shops.~~

~~6. Gift shops.~~

~~7. Jewelry stores.~~

~~8. Libraries.~~

~~9. Real estate offices.~~



Existing Municipal Code in black.

Removals in red.

Additions in green.

Highlights = Discussion.

CS commentary in blue.

Staff Commentary

The proposed changes are in tandem with the proposed Land Use Table. The table reflects uses as currently allowed in the various zoning districts (shown in black on the table), proposed changes in both additions (such as the green “P”) and removals (such as the red “S”). While creating the land use table staff discovered several items that were not defined, those are the proposed definitions for Section 405.030.B listed below. Staff has worked to remove the individual uses listed under each specific district and simply reference the Land Use Table (future Appendix A) this will make finding allowed uses easier and remove potential redundancy and contradictions. An example of one such contradiction in the current Zoning Regulations “Mortuaries” is listed as a permitted use in the C-O District and the C-1 District, but the Special Use Permits Section merely lists “Funeral homes and mortuaries” without listing any specific districts. This brings us to one of the biggest issues with the way the Special Use Permits Section is listed. A small handful of these uses actually state which districts they are allowed with an approved Special Use Permit, but the vast majority do not. This is interpreted as that use is allowed in any district with an approved Special Use Permit. Staff has worked to remedy this situation; however, there are about seven (7) uses that staff would like feedback on what is appropriate. The areas that are highlighted in the land use table correspond with those highlighted portions in the pages that follow.

Section 405.030.B Definitions and Rules of Construction.

[Ord. No. 1825, 5-13-1991; Ord. No. 2504 §1, 6-8-1998; Ord. No. 3107 §§1 — 2, 10-19-2009]

Abattoir

A place where livestock are killed and prepared for distribution to butcher shops and food markets.

Accessory Structure

A structure detached from the principal building located on the same lot and customarily incidental and subordinate to the principal building or use.

Apiary

A place where bees are kept; A collection of hives or colonies of bees kept for their honey. An apiary usually consists of many separate beehives.

Assisted Living Facility

Any premises, other than a residential care facility, intermediate care facility, or skilled nursing facility, that is utilized by its owner, operator, or manager to provide twenty-four (24) hour care and services and protective oversight to three or more residents who are provided with shelter, board, and who may need and are provided with the following: (a) Assistance with any activities of daily living and any instrumental activities of daily living; (b) Storage, distribution, or administration of medications; and (c) Supervision of health care under the direction of a licensed physician, provided that such services are consistent with a social model of care. Such term shall

not include a facility where all of the residents are related within the fourth degree of consanguinity or affinity to the owner, operator, or manager of the facility.

Aviary

A place for the keeping of birds for the purpose of racing, exhibiting, or selling.

Body Shop

A business that repairs physical damage on motor vehicles that are not owned by the shop or its officers or employees by mending, straightening, replacing body parts, or painting.

Commodity

An article of trade or commerce, especially a product as distinguished from a service.

Eleemosynary/Philanthropic Institution

A private, nonprofit organization which is not organized or operated for the purpose of carrying on a trade or business, no part of the net earnings of which inures to the benefit of any member or such organization or individual, and which either: (a) provides volunteer aid to the sick and wounded of armies in time of war and national relief in case of great national calamities, or (b) provides all or any of the following: religious, social, physical, recreational and benevolent services.

Financial Institution

Establishments such as banks, credit agencies, investment companies, brokers of and dealers in securities and commodities, security and commodity exchanges, insurance agents, and related uses.

Freight Terminal

A building or premises where trucks load and unload cargo and freight and where the cargo and freight may be broken down or aggregated into smaller or larger loads for transfer to other vehicles or modes of transportation.

Funeral Home

A building used for the preparation of the deceased for burial and the display of the deceased and rituals connected therewith before burial or cremation.

Greenhouse

A building or structure whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of fragile or out-of-season plants for subsequent sale or for personal enjoyment.

Institutional Use

A nonprofit, religious, or public use, such as a religious building, library, public or private school, hospital, or government-owned or -operated building, structure, or land use for public purpose.

Intermediate Care Facility

Any premises, other than a residential care facility, assisted living facility, or skilled nursing facility, that is utilized by its owner, operator, or manager to provide twenty-four (24) hour accommodation, board, personal care, and basic health and nursing care services under the daily supervision of a licensed nurse and under the direction of a licensed physician to three or more residents dependent for care and supervision and who are not related within the fourth degree of consanguinity or affinity to the owner, operator or manager of the facility.

Mortuary

A place for the storage of human bodies prior to their burial or cremation.

Nursery

Land or structures used to raise flowers, shrubs, trees and other plant material for retail or wholesale sale.

Nursery, Retail

The growing, cultivation, storage, and sale of garden plants, flowers, trees, shrubs, and fertilizers, as well as the sale of garden tools and similar accessory and ancillary products, to the general public.

Nursery, Wholesale

The growing, cultivation, storage, and sale of garden plants, flowers, trees, and shrubs to landscapers, developers, builders, and retail nurseries.

Office

The use of any building or premises primarily for conducting the affairs of a business, profession, service, industry, or government, and generally furnished with desks, tables, files, and communication equipment.

Office, General Business

An office used primarily for the administrative or legal affairs of a company.

Office, Medical/Dental

An office occupied and maintained for the provision of services by a physician, surgeon, dentist, or optometrist. A medical office shall not include medical marijuana facilities.

Office, Professional

An office occupied by a member of a recognized profession and maintained for the provision of professional services, such as but not limited to, a lawyer, architect, city planner, landscape architect, interior designer, accountant, financial planner, auditor, bookkeeper, real estate, brokerage for securities or commodities, secretarial services, or engineer.

Outdoor Storage

The keeping in an unroofed, open area of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours.

Picnic Grove

A group of picnic tables located within a grove of trees.

Public Utility

A closely regulated enterprise with a franchise for providing to the public a utility service deemed necessary for the public health, safety, and welfare.

Public Utility Facilities

Buildings, structures, and facilities, including generating and switching stations, poles, lines, pipes, pumping stations, repeaters, antennas, transmitters and receivers, valves, and all buildings and structures relating to the furnishing of utility services, such as electric, gas, telephone, water, sewer, and public transit, to the public.

Retail Sales, Outdoor

The display and sale of products and services, primarily outside of a building or structure, including vehicles; garden supplies, flowers, shrubs, and other plant materials; gas, tires, and motor oil; food and beverages; boats and aircraft; farm equipment; motor homes; burial monuments; building and landscape materials; and lumberyards.

Retail Services

Establishments providing services or entertainment, as opposed to products, to the general public for personal or household use, including eating and drinking places; hotels and motels; finance, real estate, and insurance offices; personal services; theatres; amusement and recreation services; health, educational, and social services; museums; and galleries.

Riding Academy

An establishment where horses are boarded and cared for and where instruction in riding, jumping, and showing is offered and where horses may be hired for riding.

Skilled Nursing Facility

Any premises, other than a residential care facility, assisted living facility, or intermediate care facility, which is utilized by its owner, operator, or manager to provide twenty-four (24) hour accommodation, board and skilled nursing care and treatment services to at least three residents who are not related within the fourth degree of consanguinity or affinity to the owner, operator, or manager of the facility. Skilled nursing care and treatment services are those services commonly performed by or under the supervision of a registered professional nurse for individuals requiring twenty-four (24) hour care by a licensed nursing personnel including acts of observation, care and counsel of the aged, ill, injured or infirm, the administration of medications and treatments as prescribed by a licensed physician or dentist, and other nursing functions requiring substantial specialized judgment and skill.

Truck Garden

A small farm, grown from the back of a truck, where vegetables are raised for market.

Section 405.110 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

A. In District "A", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except those uses identified as "P" for permitted in the Land Use Table in Appendix A. Uses with additional conditions are listed below:

- 1.** There shall be no restrictions of operation of vehicles or machinery customarily incidental to farming uses; of the sale or marketing of products raised on the premises, provided that any building, structure or yard thereafter constructed for the raising, feeding or housing of livestock or poultry shall be located at least five hundred (500) feet from a dwelling in Districts "R-1" to "R-4", inclusive, and further providing that there be no feeding within five hundred (500) feet of a District "R-1" to "R-4", inclusive.
- 2.** Kennels, provided that the pens and buildings shall not be located closer than five hundred (500) feet to a dwelling in a District "R-1" to "R-4", inclusive.
- 3.** Accessory uses, including repair shops, sheds, garages, barns, silos, irrigation wells and pumps, bunk houses, incidental dwellings, buildings and structures customarily required for any of the above uses.

Section 405.125 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

A. In District "E", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except those uses identified as "P" for permitted in the Land Use Table in Appendix A. Uses with additional conditions are listed below:

- 1.** Single-family dwellings, except mobile and manufactured homes. All single-family dwellings shall have a permanent foundation.

Section 405.135 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

A. In District "R-1", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except those uses identified as "P" for permitted in the Land Use Table in Appendix A.

Section 405.147 **District "R-1B" Near Downtown Single-Family Neighborhood District.**

[Ord. No. 3341 §2, 11-2-2015]

A. Intent. The intent of this district is to promote single-family neighborhood development in a compact and walkable pattern in close proximity to downtown. The standards of this district enable the original development patterns of the near downtown neighborhoods and encourage new development with a

compatible character, scale and pattern as the original lots and structures. The standards also facilitate effective transitions between residences and businesses that maintain the neighborhood character near downtown and on significant corridors.

B. Permitted Uses. In District "R-1B," no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except those uses identified as "P" for permitted in the Land Use Table in Appendix A. Those uses identified as "P*" or "S*" are uses that are permitted or allowed with an approved Special Use Permit on lots fronting on Mechanic or Independence Street.

Section 405.150 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

A. In District "R-1M", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except those uses identified as "P" for permitted in the Land Use Table in Appendix A. Additional conditions are listed below:

- 1.** Structures and uses required for the operation of a public utility, the performance of a governmental function or the operation or maintenance of the manufactured home park.
- 2.** In manufactured home parks, recreational vehicles shall not be occupied as living quarters and manufactured home sales lots shall not be permitted, but manufactured homes may be sold on lots they occupy in residential use.
- 3.** Once manufactured home parks contain at least one hundred (100) manufactured home lots ready for occupancy, commercial and service establishments intended to serve only persons within the manufactured home park and occupying in total, including related parking area, not more than five percent (5%) of the area of the manufactured home park may be constructed.
- 4.** A manufactured or mobile home shall not be temporarily or permanently parked, stored or occupied on any public street or alley nor on any lot or parcel within the City of Harrisonville except when in complete conformity to zoning and other applicable ordinances.

Section 405.165 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

A. In District "R-2", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except those uses identified as "P" for permitted in the Land Use Table in Appendix A.

Section 405.177 **District "R-2B" Near Downtown Two-Family Neighborhood District.**

[Ord. No. 3341 §3, 11-2-2015]

A. Intent. The intent of this district is to promote two-family neighborhood development in a compact and walkable pattern in close proximity to downtown. The standards of this district enable the original

development patterns of the near downtown neighborhoods and encourage new development with a compatible character, scale and pattern as the original lots and structures. The standards also facilitate effective transitions between residences and businesses that maintain the neighborhood character near downtown and on significant corridors.

B. Permitted Uses. In District "R-2B," no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except those uses identified as "P" for permitted in the Land Use Table in Appendix A. Those uses identified as "P*" or "S*" are uses that are permitted or allowed with an approved Special Use Permit on lots fronting on Mechanic or Independence Street.

Section 405.180 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

A. In District "R-3", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except those uses identified as "P" for permitted in the Land Use Table in Appendix A.

Section 405.200 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

A. In District "R-4", no building, structure, land or premises shall be used and no structure shall be hereafter erected, constructed, reconstructed or altered except those uses identified as "P" for permitted in the Land Use Table in Appendix A. Additional conditions are listed below:

- 1.** Housing of a single- or multi-family type for senior citizens and limited to a Planned District.

Section 405.215 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

A. In District "C-O", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except those uses identified as "P" for permitted in the Land Use Table in Appendix A.

Section 405.245 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

A. In District "C-1", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except those uses identified as "P" for permitted in the Land Use Table in Appendix A

Section 405.275 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991; Ord. No. 3153 §1, 11-1-2010]

A. In District "CBD-1", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except those uses identified as "P" for permitted in the Land Use Table in Appendix A.

Section 405.295 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

A. In District "CBD-2", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except those uses identified as "P" for permitted in the Land Use Table in Appendix A.

Section 405.315 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991; Ord. No. 3153 §2, 11-1-2010]

A. In District "C-2", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except those uses identified as "P" for permitted in the Land Use Table in Appendix A.

Section 405.485 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991; Ord. No. 3462, 4-1-2019]

A. In District "M-1," no building, structure, land or premises shall be used, no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except those uses identified as "P" for permitted in the Land Use Table in Appendix A.

Section 405.505 **Permitted Uses.**

[Ord. No. 1825, 5-13-1991]

A. In District "M-2", no building, structure, land or premises shall be used, no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except those uses identified as "P" for permitted in the Land Use Table in Appendix A.

Section 405.525 **Special Use Permits.**

[Ord. No. 1825, 5-13-1991; Ord. No. 2504 §1, 6-8-1998]

A. Purpose. Recognizing that certain uses may be desirable when located in the community, but that these uses may be incompatible with other uses permitted in a district, certain special uses listed herein, when found to be in the interest of the public health, safety, morals and general welfare of the community, may be permitted, except as otherwise specified, in any zoning district from which they are prohibited.

B. The Board of Aldermen may, within the specifications herein provided, permit such buildings, structures or uses where requested, provided that the public health, safety, morals and general welfare will not be adversely affected, that ample off-street parking facilities will be provided and that necessary safeguards will be provided for the protection of surrounding property, persons and neighborhood values. In this regard the Board of Aldermen may impose reasonable conditions on the approval of a special use permit. Upon approval of a special use permit, the Zoning District Map shall be changed.

C. Uses that require a Special Use Permit, but do not have any additional conditions are simply listed and identified as “S” for Special Use Permit in the Land Use Table in Appendix A. The following special uses may be approved by the Board of Aldermen as provided in this Section:

1. Group boarding homes for minors and/or group home for adults, provided:

a. The applicant shall submit, as a part of the application, the plans for the proposed facility giving the type of services to be rendered, the number of persons to be placed in the facility, the number of staff to be employed and other information that will help in determining the extent of services to be provided.

b. A letter from the Cass County Health Department Director shall be submitted by the applicant giving the current status of the applicant's license to operate the proposed facility and listing all requirements yet to be met in order for the proposed facility to be granted authorization to begin its operation.

c. The following requirements shall be provided and sufficient information provided to assure they are being met:

(1) Off-street parking at a rate of one (1) space per employee plus two (2) additional spaces for guests.

(2) Adequate potable water supply sufficient for both domestic and fire protection service.

2. Radio or television towers and stations, microwave transmitting and/or receiving towers and/or stations, provided such towers must be set back from all adjacent property lines and streets and highways a distance equal to not less than its height plus ten (10) feet. Provided however, that before a special use permit is issued for any such building or structure, satisfactory proof must be presented to the Board of Aldermen that the proposed location for such use is reasonably necessary and that the design and appearance of such a structure is in keeping with the surroundings.

3. Residential care facility, provided that:

a. A permit must be requested in writing.

b. The City Administrator shall cause a notice to be mailed to all parties adjoining the lot of the proposed site of the residential care facility. The names of the parties to be notified shall be determined by the City utility records. The notice shall advise the parties of the proposed use and that protests, if any, must be filed within ten (10) days of the date of the notice.

c. The City Administrator may then issue a one (1) year permit provided:

(1) No protest has been received within ten (10) days.

(2) The property meets the requirements of the City of Harrisonville Fire Code as determined by an annual inspection confirming this fact.

(3) The applicant will not operate the residential care facility until license is secured, if required.

(4) If a written protest is received, no permit may be issued except after a hearing by the Planning and Zoning Commission of the City of Harrisonville.

(5) Each year prior to the annual renewal date of the permit, notice shall again be mailed to any adjoining lot owners as prescribed above; and if no protest is received, the permit shall be renewed.

4. Residential facilities for the treatment of alcohol and other drug abuse. In addition to conformance with all other standards contained in this Chapter, the Planning and Zoning Commission may recommend and the Board of Aldermen may impose the following standards on all such residential facilities located in the "C-1", "CBD-1", "CBD-2" and "C-2" zoning districts:

a. The dwelling will cause no substantial increase in traffic hazards or congestion.

b. The dwelling will cause no substantial increase in fire hazards.

c. The dwelling will cause no adverse effect on the general welfare of the community.

d. The dwelling will cause no overtaxing of public utilities.

e. No such residential treatment facility will be located within one thousand (1,000) feet of or on the same block as another such residential treatment facility.

f. No such residential treatment facility will be located within one hundred (100) feet of any property zoned in the following districts: "A" Agriculture; "E" Estate, "R-1" Single-Family Residential; "R-1M" Manufactured Home Park; "R-2" Two-Family Residential; "R-3" Cluster or Garden Type Residential; and "R-4" Medium Density Apartment.

g. The dwelling meets all life safety codes adopted by the City of Harrisonville.

h. The exterior appearance of the dwelling be in reasonable conformance with the exterior of other existing structures in the area.

i. A landscaping plan meeting the standards of the Harrisonville Zoning Ordinance be filed in support of a building permit for such a dwelling located in a "C-1", "CBD-1", "CBD-2" or "C-2" District, including a screening fence of at least eight (8) feet in height on the rear and side yards of such residential facility.

5. A day care home occupied by the day care provider, in which family-like care is given to more than ten (10) children, not related to the day care provider, for any part of the twenty-four (24) hour day. This permit may be issued by the City Administrator under the following conditions:

a. A permit must be requested in writing accompanied by a fee of ten dollars (\$10.00).

b. The applicant shall notify all parties adjoining the lot of the proposed site of the day care home by certified mail. The names of the parties to be notified shall be determined by the City utility records. The notice shall advise the parties of the proposed use and that protests, if any, must be filed in writing to the City within ten (10) days of the date of the

notice. If a written protest is received, application in compliance with Section **405.630** "Rules of Procedures Governing Amendments and Special Use Permits" must be made and no permit may be issued except after a hearing by the Planning and Zoning Commission and approval of the Board of Aldermen.

c. The property meets the requirements of all applicable building and fire codes as adopted by the City. Day care homes are subject to annual inspections by the Fire and/or Codes Departments. Failure to comply with adopted codes is grounds for revocation of the permit.

d. The applicant must provide the City with proof of licensing by the appropriate State office.

6. Commercially operated recreational or sports-related activity or facility, whether operated by a public or private entity, unless otherwise allowed by this Chapter. This shall include, but not be limited to, such uses as: recreational lakes, camps, golf courses, country clubs, golf driving ranges, miniature golf courses, swimming pools, tennis courts, racquetball courts, riding stables, shooting ranges, ice and roller skating rinks, race tracks for horses and dogs, bowling alleys and fee fishing lakes.

7. Boat, recreational vehicle, and/or any other vehicle storage, open or enclosed, of one (1) or more similar vehicles which are not the property of the landowner. Open storage must be screened by a view-reducing wall, fence or landscaping material from adjacent public roads and residentially zoned or used property. [Ord. No. 3577, 2-22-2022]

8. Quarrying, mining or removal of sand, gravel or stone and the processing of the same, including asphalt and concrete plants provided:

a. All quarries and mining operations and asphalt and concrete plants shall be screened by a method approved by the Board of Aldermen when the same are visible from any public road.

b. The applicant shall provide an approved method for dust abatement on all unpaved interior roads.

c. Where applicable, a maintenance agreement between the applicant and the City shall be required to maintain the roads that provide the ingress/egress to the operation.

d. A plan for reclamation of the site shall be prepared and submitted as a part of the application. The plan shall indicate a timetable for the reclamation to the proposed use of the site as a general plan of the proposed use. The reclamation plan submitted shall be binding only to the extent that said plan shows the intent of the applicant for reclamation. The actual reclamation plan may be amended at such time that the applicant is ready to begin such reclamation, however, the amended plan must be approved by the Board of Aldermen before reclamation work may begin. Said approval shall require a public hearing under the same procedures as the original special use permit.

e. All areas quarried or mined shall not endanger the lateral support of abutting or adjoining properties. A minimum setback of one hundred (100) horizontal feet from any

road right-of-way and fifty (50) horizontal feet from all other property lines, measured on the surface, must be maintained free of any quarrying or mining activity, either surface or subsurface.

f. No building, equipment, quarry products or other materials shall be erected or stored within one hundred (100) feet of any property or right-of-way line.

9. Retail sales of concrete from small batch concrete dispensing plants. This use is permitted only in District "C-2," provided that no noise, smoke, heat, glare or dust is produced that is perceptible from abutting properties. In addition:

[Ord. No. 3577, 2-22-2022]

a. Mixing capacity to be less than one-fourth ($\frac{1}{4}$) cubic yard;

b. All cement materials must be stored within an enclosed building;

c. All aggregate materials must be stored in approved bins;

d. No more than one (1) dispensing unit may be installed;

e. No vehicle which is designed to hold more than two (2) cubic yards of concrete may be used to haul off the concrete; and

f. All concrete is to hauled in a manner designed to prevent the spillage of materials.

10. Mini-warehouse facilities provided that:

[Ord. No. 3530, 2-1-2021]

a. Mini-warehouse facilities are only permitted with an approved special use permit in the "C-2" and "M-1" Zoning Districts. Mini-warehouse facilities shall not exceed two (2) acres in size.

b. In the "C-2" Zoning District, the doors of mini-warehouse facilities must be screened on all sides by a wall, fence or landscaped earthen berm that shields the development from view.

c. In the "M-1" Zoning District, the doors of mini-warehouse facilities must be screened so as not to be visible from the public right-of-way by a wall, fence or landscaped earthen berm.

d. Any wall or fence visible from the public right-of-way or a residentially zoned district shall be comprised of at least fifty percent (50%) brick, stone, or other comparable masonry materials. Metal utilized in a wall or fence shall be limited to architectural metal panels approved by the City. White vinyl material may be used in fencing. Fences or walls may run between buildings.

e. Any wall abutting public right-of-way and over seventy-five (75) feet in length shall include a combination of at least two (2) of the following features: facade setbacks, change of building materials, varied roof line, a water table, or pilasters.

f. Colors of roofs, walls, and fences visible from the public right-of-way must be of muted shades.

g. In the "C-2" Zoning District,

(1) Roof pitch of buildings shall not exceed 1:3.

(2) Mini-warehouse facilities in the "C-2" Zoning District shall be located no closer than two hundred fifty (250) feet to Commercial Street, SR 291, Rock Haven, Cantrell, Mechanic Street, S. Clearwater Dr. and West Outer Road by Sapp Bros., Inc.

h. Tracts split for a mini-warehouse facility from a larger tract shall not prevent future development of the larger tract.

i. Incidental uses may include the repair and maintenance of stored materials by the tenant; but in no case may storage spaces function as an independent retail, wholesale, business, or service use. Spaces may not be used for workshops, hobby shops, manufacturing, or similar uses. Human occupancy is limited to that required to transport, arrange, and maintain stored materials.

j. The facility may contain one (1) residential unit for an employee residence.

D. A special use permit shall be allowed to continue, unless specified otherwise as a condition of its authorization, as long as all conditions placed on it are met; however, if that particular use ceases to exist for a period of six (6) months, it will forfeit its special use permit and will not be allowed to exist again unless a new application is made, a public hearing held as provided for in these regulations and a new special use permit approved.

E. Parking requirements for special uses shall be recommended by the Planning and Zoning Commission and approved by the Board of Aldermen. The following shall be taken into consideration when reviewing and approving parking requirements.

1. The use of the facility.
2. The square footage of the building.
3. The surrounding land uses and zoning districts.
4. The relationship to streets.
5. The topography of the site.

F. Where appropriate, the parking regulations of the underlying zoning district or the most analogous zoning district shall be followed.

Section 405.555 **Prohibited Uses.**

[Ord. No. 1825, 5-13-1991]

No lot, parcel or tract of land shall be used and no building or structure shall be erected, altered or remodeled for any of the following uses: abattoirs; composting, fertilizer manufacture; dumping, reduction or incineration of garbage, dead animals, offal or refuse; storage, curing or tanning of raw hides or skins; refining of petroleum or coal oil; salt works, stockyards or slaughter of animals or fowl; creosote manufacture or treatment; distillation of bones, fat rendering, glue manufacture.

Section 405.660 **Permitted Uses.**

[Ord. No. 3197 §1, 12-5-2011]

A. In the Mechanic Street Corridor Overlay District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except those uses identified as “P” for permitted in the Land Use Table in Appendix A.

Section 405.665 **Special Approvals.**

[Ord. No. 3197 §1, 12-5-2011]

A. In the Mechanic Street Corridor Overlay District, a building, structure, land or premises may be used, erected, constructed, reconstructed, moved or altered if the applicant obtains written permission from all property owners and/or residents within one-hundred twenty (120) feet of the applicant's property. Provided written permission cannot be obtained from all adjoining property owners and/or residents, the applicant may request a special use permit under the provisions of Section 405.525, Special Use Permits. Furthermore, provided written permission has been granted for one (1) of the commercial uses identified as “S*” for Special Use Permit in the Land Use Table in Appendix A, and a written complaint regarding the commercial use has been filed with the City, the Board of Aldermen, following review of the evidence supporting the complaint, may allow the business to remain on the property, require that the commercial use be removed from the property, or grant conditional approval for the business to stay on the property.

Land Use Table

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Agriculture																
Abattoir																
Agriculture	P															
Dairy Farming	P															
Farming	P															
Fish Hatcheries, Apiaries, Aviaries	P															
Forests, Wildlife and Conservation Preserves	P															
Fur Farming	P															
Livestock and Poultry Raising	P															
Medical Marijuana Cultivation Facility	P														P	P
Mushroom Barns and Caves	P															
Truck Garden	P															
Riding Stables and Tracks	P															
Sale or Marketing of Products Raised on Premises	P															
Residential																
Dwelling, Apartment Complex									P							
Dwelling, Garden Apartments								P		P						
Dwelling, Loft												P	P	P		
Dwelling, Multi-Family									P							
Dwelling, Patio House								P		P						
Dwelling, Single-Family	P	P	P	P		P	P	P	P	P						
Dwelling, Town Home								P		P						
Dwelling, Two-Family or Duplex						P	P	P	P	P						
Dwelling, Zero Lot Line Home								P		P						
Manufactured Home					P											
Mobile Home					P											
Modular Home		P			P											
Institutional																
Cemeteries	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Charity and Welfare													P	P		
Church, Synagogue, Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Building (Publicly Owned and Operated)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Correctional Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

Attachment: Land_Uses_by_District-Mark-up Copy (table) (Land Use Table and Related Code Updates)

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Cultural Exhibits and Services				S*			S*					P	P	P		
Fairgrounds	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Fire Station	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Library, Public	P	P		S*			S*			P	P	P	P	P		
Museums, Public	P	P		S*						P	P	P	P	P		
Parks and Playgrounds (Publicly Owned)	P	P	P	P	P	P	P	P		P	P					
Penal Institution	P															
Philanthropic or Eleemosynary Institution	P															
Picnic Grove	P															
Police	P															
Post Office										P	P	P	P	P		
Public Administration Building	P															
Schools, Public or Private	P	P	P	P		P	P	P		P	P	P	P	P		
Schools, Trade														P		
Sewage Treatment Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Substation, Electric Utility	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Swimming Pool, Commercial														P		
Swimming Pool, Public			P	P		P	P	P		P	P					
Towers, Microwave Transmitting and/or Receiving	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Towers and Stations, Radio or TV	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Utility Facility, Public or Private	P	S	S	S	P	S	S	S	S	S	P	P	P	P	P	P
Water Tower or Storage Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Water Treatment Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Commercial																
Adult Arcade														S		
Adult Bookstore														S		
Adult Entertainment Facility														S		
Animal Hospital, Small	S	S	S	S	S	S	S	S	S	S	P	S	S	S	S	S
Antiques											P	P	P	P		
Appliance Repairs, Small											P	P	P	P		
Art Studio				P*			P*									
Artist and Hobby Supplies											P	P	P	P		
Assembly and Meeting Halls														P		
Athletic and Baseball Fields, Commercial	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Athletic and Baseball Fields, Non-Commercial	P	P	P	P	P	P	P	P	P							
Automobile Repair and Washing														P		
Automobile Supplies													P	P		
Automotive Equipment, Trucks, Trailers, Boats, Camping Accessories, Tools, Farm Machinery and Supplies, Building Supplies and Lawn Accessories (Sale at Retail or Wholesale or Rental of)														P		
Bar														P		
Barber or Beauty Shop				P*			P*			P	P	P	P	P		
Bathhouse														S		
Bed and Breakfast				S*			S*									
Bicycle Sales											P	P	P	P		
Body Shop															P	P
Bridal Shop				S*			S*					P	P	P		
Cleaning of Commodity (not Junk or Salvage)															P	P
Cleaning, Pressing and Dyeing Plants (Including Laundries)																P
Clinic										P	P	P	P	P		
Club												P	P	P		
Coffee Shop				S*			S*			P	P	P	P	P		
Contractor's Supplies and Equipment, Sales and Service																P
Convenience Store, w/o Pumps												P	P	P		
Custom Maintenance													P	P		
Day Care Home (10+ Children)	S	S	S	S	S	S	S	S	S	S	P	P	S	S	S	S
Delivery Services													P	P		
Drive-in Theater	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S
Driving Range	S	S			S	S	S	S	S	P	P	S	S	P	S	S
Drug Store											P	P	P	P		
Dry Cleaning											P	P	P	P		
Entertainment Facility, Public or Private													P	P		
Equipment Repair, Small													P	P		
Escort Agency														S		
Establishments which serve or sell alcoholic beverages											P	P	P	P		

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Exposition Center/Building(s)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Exterminating and Disinfecting Services														P		
Farm Supplies and Equipment, Sales and Service																P
Financial Institution				p*							P	P	P	P		
Flower Shop				S*			S*				P	P	P	P		
Funeral Home	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Furniture and Appliances, Retail											P	P	P	P		
General Repair and Fix-It Shop														P		
Gift Shop				S*			S*				P	P	P	P		
Golf Courses and Clubhouses (Private)	P		P	P		P	P	P		P	P					
Greenhouse, Nursery (Commercial)	P	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S
Group Boarding Home	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Handcrafting													P	P		
Hardware and Paint, Retail											P	P	P	P		
Hospital	P	S	S	S	S	S	S	S	S	P	P	S	S	S	S	S
Hotel												P	P	P		
Hydroponic Farm, Commercial	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Interior Decorating				p*			p*				P	P	P	P		
Investigative and Protective Services												P	P	P		
Janitorial Services														P		
Jewelry Store				S*			S*				P	P	P	P		
Kennel, Commercial	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Laundry											P	P	P	P		
Massage Shop														S		
Medical Marijuana Dispensary Facility										P	P			P		
Medical Marijuana Testing Facility										P	P			P	P	P
Medical or Dental Offices or Labs				p*			p*			P	P	P	P	P		
Medical Supplies											P	P	P	P		
Miniature Golf														P		
Modeling Studio														S		
Mortuary	S	S	S	S	S	S	S	S	S	P	P	S	S	S	S	S
Motel												P	P	P		
Motorcycle Sales													P	P		
Movie Rentals											P	P	P	P		
Music Supplies											P	P	P	P		

Attachment: Land_Uses_by_District-Mark-up Copy (table) (Land Use Table and Related Code Updates)

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Novelties											P	P	P	P		
Nursing Home	P	S	S													
Office, Real Estate				S*			S*			P	P	P	P	P		
Offices, Administrative or Professional				p*			p*			P	P	P	P	P		
Offices, General											P	P	P	P		
Optical Shop											P	P	P	P		
Outpatient Facility, Alcohol or Drug Abuse											P	S	P	P		
Pawnshop/Small Loan Establishment														S		
Pet Grooming (with all animals kept indoors)														P		
Petroleum Products (not dispensing or bulk plants)													P	P		
Photography Service				p*			p*				P	P	P	P		
Photographic Equipment											P	P	P	P		
Recreational Facility, Non-Commercial					P								P	P		
Recreational Facility, Commercial	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Recreational Park, Commercial													P	P		
Residential Care Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Residential Facility, Alcohol or Drug Abuse											S	S	S	S		
Restaurant											P	P	P	P		
Retail Store											P	P	P	P		
Sanitarium	P															
Seamstress and Tailoring				p*			p*				P	P	P	P		
Shoe Repairs											P	P	P	P		
Special Care Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Sports-Related Activity or Facility, Commercial	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Tobacco Products, Retail											P	P	P	P		
Toys and Sporting Goods, Retail											P	P	P	P		
Veterinarian	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Industrial																
Airport and/or Landing Fields, Public/Private	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Asphalt and/or Concrete Batch Plant	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Assembling															P	P
Bakery														P		
Bottling														P		
Building Materials Stores and Yards																P

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Bus Barns or Lots																P
Cold Storage Plant																P
Composting, Fertilizer Manufacture																
Contractor's Shop and/or Yard (including construction equipment and/or materials storage areas)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Creosote Manufacture or Treatment																
Disassembling															P	P
Distillation of Bones, Fat Rendering, Glue Manufacture																
Dumping, Reduction or Incineration of Garbage, Dead Animals, Offal or Refuse																
Fabrication															P	P
Farm Implement Repair Service	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S
Freight Terminal															P	P
Frozen Foods (Including Lockers)														P		
Machine and Welding Shop																P
Manufacture or Assembly of products to be sold at retail on the premises														P		
Manufacturing															P	P
Medical Marijuana-Infused Products Manufacturing Facility															P	P
Mini-Warehouse Facility														S	S	
Oil and/or Gas Drilling and Production	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Packaging															P	P
Petroleum Storage																P
Plumbing and Sheet Metal Shop																P
Printing and Publishing											P	P	P	P		
Processing															P	P
Quarrying, Mining or Removal and Processing of Sand, Gravel or Stone	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Radio or TV Studio (w/o Broadcasting Towers)										P	P	P	P	P		

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Railroad Rights-of-Way (Excluding Railroad Yards)	P	P	P	P		P	P	P		P	P					
Refining of Petroleum or Coal Oil																
Repairing															P	P
Retail Sales of Concrete from Small Batch Plant														S		
Salt Works, Stockyards or Slaughter of Animals or Fowl																
Salvage and Scrap Metals (Handling, Storage, or Processing)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Sanitary Landfills	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Servicing or Testing of Commodities (except Junk or Salvage)															P	P
Storage															P	P
Storage of Boat, Recreational Vehicle, and/or Any Other Vehicle	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Storage, Curing or Tanning of Raw Hides or Skins																
Truck and Bus Storage, Sales and Service																P
Warehousing															P	P
Wholesaling													P	P	P	P

P*=Permitted Use on Mechanic or Independence Street.

S*=Permitted with an Approved Special Use Permit on Mechanic or Independence Street.

Land Use Table

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Agriculture																
Abattoir																
Agriculture	P															
Dairy Farming	P															
Farming	P															
Fish Hatcheries, Apiaries, Aviaries	P															
Forests, Wildlife and Conservation Preserves	P															
Fur Farming	P															
Livestock and Poultry Raising	P															
Medical Marijuana Cultivation Facility	P														P	P
Mushroom Barns and Caves	P															
Truck Garden	P															
Riding Stables and Tracks	P															
Sale or Marketing of Products Raised on Premises	P															
Residential																
Dwelling, Apartment Complex									P							
Dwelling, Garden Apartments								P		P						
Dwelling, Loft												P	P	P		
Dwelling, Multi-Family									P							
Dwelling, Patio House								P		P						
Dwelling, Single-Family	P	P	P	P		P	P	P	P	P						
Dwelling, Town Home								P		P						
Dwelling, Two-Family or Duplex						P	P	P	P	P						
Dwelling, Zero Lot Line Home								P		P						
Manufactured Home					P											
Mobile Home					P											
Modular Home		P			P											
Institutional																
Cemeteries	S									S	S	S	S	S	S	S
Charity and Welfare													P	P		
Church, Synagogue, Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Building (Publicly Owned and Operated)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Correctional Facility	S									S	S	S	S	S	S	S

Cultural Exhibits and Services				S*			S*					P	P	P		
Fairgrounds	S	S								S	S	S	S	S	S	S
Fire Station	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Library, Public	P			S*			S*			P	P	P	P	P		
Museums, Public	P			S*						P	P	P	P	P		
Parks and Playgrounds (Publicly Owned)	P	P	P	P	P	P	P	P		P	P					
Penal Institution	P															
Philanthropic or Eleemosynary Institution	P															
Picnic Grove	P															
Police	P															
Post Office										P	P	P	P	P		
Public Administration Building	P															
Schools, Public or Private	P	P	P	P		P	P	P		P	P	P	P	P		
Schools, Trade														P		
Sewage Treatment Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Substation, Electric Utility	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Swimming Pool, Commercial														P		
Swimming Pool, Public			P	P		P	P	P		P	P					
Towers, Microwave																
Transmitting and/or Receiving	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Towers and Stations, Radio or TV	S									S	S	S	S	S	S	S
Utility Facility, Public or Private	P	S	S	S	P	S	S	S	S	S	P	P	P	P	P	P
Water Tower or Storage Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Water Treatment Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Commercial																
Adult Arcade														S		
Adult Bookstore														S		
Adult Entertainment Facility														S		
Animal Hospital, Small	S									S	P	S	S	S	S	S
Antiques											P	P	P	P		
Appliance Repairs, Small											P	P	P	P		
Art Studio				P*			P*									
Artist and Hobby Supplies											P	P	P	P		
Assembly and Meeting Halls														P		
Athletic and Baseball Fields, Commercial	S									S	S	S	S	S	S	S

Athletic and Baseball Fields, Non-Commercial	P	P	P	P	P	P	P	P	P							
Automobile Repair and Washing														P		
Automobile Supplies													P	P		
Automotive Equipment, Trucks, Trailers, Boats, Camping Accessories, Tools, Farm Machinery and Supplies, Building Supplies and Lawn Accessories (Sale at Retail or Wholesale or Rental of)														P		
Bar														P		
Barber or Beauty Shop				P*			P*			P	P	P	P	P		
Bathhouse														S		
Bed and Breakfast				S*			S*									
Bicycle Sales											P	P	P	P		
Body Shop															P	P
Bridal Shop				S*			S*					P	P	P		
Cleaning of Commodity (not Junk or Salvage)															P	P
Cleaning, Pressing and Dyeing Plants (Including Laundries)																P
Clinic										P	P	P	P	P		
Club												P	P	P		
Coffee Shop				S*			S*			P	P	P	P	P		
Contractor's Supplies and Equipment, Sales and Service																P
Convenience Store, w/o Pumps												P	P	P		
Custom Maintenance													P	P		
Day Care Home (10+ Children)	S	S								P	P			P		
Delivery Services													P	P		
Drive-in Theater	S									S	S	S	S	P		
Driving Range	S									P	P			P		
Drug Store											P	P	P	P		
Dry Cleaning											P	P	P	P		
Entertainment Facility, Public or Private													P	P		
Equipment Repair, Small													P	P		
Escort Agency														S		
Establishments which serve or sell alcoholic beverages											P	P	P	P		
Exposition Center/Building(s)	S									S	S	S	S	S	S	S

Exterminating and Disinfecting Services														P		
Farm Supplies and Equipment, Sales and Service																P
Financial Institution				P*						P	P	P	P			
Flower Shop				S*			S*			P	P	P	P			
Funeral Home	S	S	S						S	S	S	S	S	S		
Furniture and Appliances, Retail										P	P	P	P			
General Repair and Fix-It Shop														P		
Gift Shop				S*			S*			P	P	P	P			
Golf Courses and Clubhouses (Private)	P		P	P		P	P	P		P	P					
Greenhouse, Nursery (Commercial)	P								S	S	S	S	P	S	S	
Group Boarding Home	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Handcrafting												P	P			
Hardware and Paint, Retail										P	P	P	P			
Hospital	P	S	S	S	S	S	S	S	S	P	P	S	S	S	S	S
Hotel											P	P	P			
Hydroponic Farm, Commercial	S								S	S	S	S	S	S	S	S
Interior Decorating				P*			P*			P	P	P	P			
Investigative and Protective Services											P	P	P			
Janitorial Services													P			
Jewelry Store				S*			S*			P	P	P	P			
Kennel, Commercial	P												P	S	S	
Laundry										P	P	P	P			
Massage Shop													S			
Medical Marijuana Dispensary Facility									P	P			P			
Medical Marijuana Testing Facility									P	P			P	P	P	
Medical or Dental Offices or Labs				p*			p*			P	P	P	P	P		
Medical Supplies										P	P	P	P			
Miniature Golf													P			
Modeling Studio													S			
Mortuary	S	S	S						P	P	S	S	S	S		
Motel											P	P	P			
Motorcycle Sales												P	P			
Movie Rentals										P	P	P	P			
Music Supplies										P	P	P	P			
Novelties										P	P	P	P			
Nursing Home	P	S	S													
Office, Real Estate				S*			S*			P	P	P	P	P		

Offices, Administrative or Professional				p*			p*			P	P	P	P	P		
Offices, General										P	P	P	P			
Optical Shop										P	P	P	P			
Outpatient Facility, Alcohol or Drug Abuse										P	S	P	P			
Pawnshop/Small Loan Establishment														S		
Pet Grooming (with all animals kept indoors)														P		
Petroleum Products (not dispensing or bulk plants)													P	P		
Photography Service				p*			p*			P	P	P	P			
Photographic Equipment										P	P	P	P			
Recreational Facility, Non-Commercial					P								P	P		
Recreational Facility, Commercial	S								S	S	S	S	S	S	S	S
Recreational Park, Commercial													P	P		
Residential Care Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Residential Facility, Alcohol or Drug Abuse										S	S	S	S			
Restaurant										P	P	P	P			
Retail Store										P	P	P	P			
Sanitarium	P															
Seamstress and Tailoring				p*			p*			P	P	P	P			
Shoe Repairs										P	P	P	P			
Special Care Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Sports-Related Activity or Facility, Commercial	S									S	S	S	S	S	S	S
Tobacco Products, Retail										P	P	P	P			
Toys and Sporting Goods, Retail										P	P	P	P			
Veterinarian	P									S	S	S	S	S	S	S
Industrial																
Airport and/or Landing Fields, Public/Private	S														S	S
Asphalt and/or Concrete Batch Plant	S														S	S
Assembling															P	P
Bakery														P		
Bottling														P		
Building Materials Stores and Yards																P
Bus Barns or Lots																P
Cold Storage Plant																P
Composting, Fertilizer Manufacture																

Contractor's Shop and/or Yard (including construction equipment and/or materials storage areas)	S														S	S	S
Creosote Manufacture or Treatment																	
Disassembling																P	P
Distillation of Bones, Fat Rendering, Glue Manufacture																	
Dumping, Reduction or Incineration of Garbage, Dead Animals, Offal or Refuse																	
Fabrication																P	P
Farm Implement Repair Service	S														P	S	S
Freight Terminal																P	P
Frozen Foods (Including Lockers)															P		
Machine and Welding Shop																	P
Manufacture or Assembly of products to be sold at retail on the premises															P		
Manufacturing																P	P
Medical Marijuana-Infused Products Manufacturing Facility																P	P
Mini-Warehouse Facility															S	S	
Oil and/or Gas Drilling and Production	S															S	S
Packaging																P	P
Petroleum Storage																	P
Plumbing and Sheet Metal Shop																	P
Printing and Publishing										P	P	P	P	P			
Processing																P	P
Quarrying, Mining or Removal and Processing of Sand, Gravel or Stone	S															S	S
Radio or TV Studio (w/o Broadcasting Towers)										P	P	P	P	P			
Railroad Rights-of-Way (Excluding Railroad Yards)	P	P	P	P		P	P	P		P	P						
Refining of Petroleum or Coal Oil																	
Repairing																P	P

Attachment: Land_Uses_by_District-Clean Copy (table) (Land Use Table and Related Code Updates)

Retail Sales of Concrete from Small Batch Plant														S		
Salt Works, Stockyards or Slaughter of Animals or Fowl																
Salvage and Scrap Metals (Handling, Storage, or Processing)	S														S	S
Sanitary Landfills	S														S	S
Servicing or Testing of Commodities (except Junk or Salvage)															P	P
Storage															P	P
Storage of Boat, Recreational Vehicle, and/or Any Other Vehicle	S									S	S	S	S	S	S	S
Storage, Curing or Tanning of Raw Hides or Skins																
Truck and Bus Storage and Service																P
Warehousing															P	P
Wholesaling													P	P	P	P

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