



THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION

AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
JULY 18, 2024
6:00 PM

1. **Call to Order**
 - A. **Roll Call**
2. **Approval of Minutes**
 - A. **Planning & Zoning Commission - Regular Meeting - Jun 20, 2024 6:00 PM**
3. **Agenda Items**
 - A. **Code Amendments--Sections 405.030, 600.010 and 600.020 and Land Use Table - PUBLIC HEARING**
 - B. **Code Amendments--Sections 405.030, 600.010 and 600.020 and Land Use Table - CONSIDERATION**
4. **Discussion Items**
5. **Adjourn**

Posted on City Hall Bulletin Board this 11th day of July, 2024.

Daniel Barnett

Daniel Barnett, City Clerk



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
JUNE 20, 2024
6:00 PM

1. Call to Order

The meeting was called to order at 6:03 PM by Chair Kevin Wood

Attendee Name	Organization	Title	Status	Arrived
Kevin Wood	Harrisonville	Chair	Present	
Chris Chiodini	Harrisonville	Vice Chair	Present	
Scott Milner	Harrisonville		Present	
Cheryl Bush	Harrisonville		Absent	
Wilbert Crawford	Harrisonville		Present	
Brian Pulliam	Harrisonville		Present	
Milton Siegenthaler	Harrisonville		Absent	
Joe Parkhurst	Harrisonville		Present	
Mike Zaring	Harrisonville	Mayor	Present	

Also in attendance were Jesse Brownsberger, Applicant; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - May 16, 2024 6:00 PM

With no additions or corrections, the minutes from the May 16, 2024, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Wilbert Crawford
SECONDER:	Mike Zaring, Mayor
AYES:	Wood, Chiodini, Milner, Crawford, Pulliam, Parkhurst, Zaring
ABSENT:	Cheryl Bush, Milton Siegenthaler

3. Agenda Items

A. Appl. #SUP-24-002--SPECIAL USE PERMIT for an Event Venue on property located at 301 N. Commercial St - PUBLIC HEARING

Director Stanton present a Special Use Permit application from Jesse Brownsberger to operate an Event Venue at 301 N. Commercial St. She said that the property is currently zoned Service Business District and the proposed use of an event venue is an allowed use within this zoning district with an approved Special Use Permit. This is an appropriate use for this district and this location. The internal site circulation is proposed to flow one-way, with the southern point of access being the entrance, and the northern point of access being the exit. Staff has recommended that the applicant obtain an access easement from Oakland Cemetery to eliminate one of the proposed curb cuts onto Commercial Street. The applicant has been in discussions with the Oakland Cemetery Board regarding this matter. Additionally, items such as landscaping and lighting will require further detail before final approval of the Final Development Plan. The proposed building is shown as utilizing metal panels. Staff has asked for specification sheets for the materials and has informed the applicant that the use of metal siding is permitted only in industrial districts and only for side and rear facades. Staff has noted that corrugate metal facades shall be complemented with masonry, whether brick, stone, stucco or splint-face block and architectural metal panels may be an acceptable substitute for masonry. The applicant has request a modification to the four-sided architecture requirement of Section 405.565.C.4, but has since indicated that the door currently shown to be located near the northeast corner of the building will be moved to the south elevation. Director Stanton said the City's 2040 Comprehensive Plan shows this area as "Preservation/Rural" and "Recreational Open Space", which are places that are not expected to substantially develop. The areas may include environmentally sensitive areas such as floodways and woodlands and the recreational open space place type includes spaces that may potentially include park facilities, trails, and leisure activities. Director Stanton said that Staff recommends approval of the proposed Special Use Permit for an event venue with the following conditions: the applicant shall obtain a Floodplain Development Permit and an elevation Certificate; the applicant shall obtain an access easement from Oakland Cemetery to utilize their existing curb cut for their northern access point; all exterior building and site lighting shall comply with the requirements specified in Section 405.565.G of the City's Municipal Code; the site shall meet or exceed all applicable landscaping and screening requirements contained in Section 405.565.F of the City's Municipal Code; and this Special Use Permit shall be granted for a period of twenty years from the date of approval. If the applicant wishes to transfer ownership to a second party, the applicant must resubmit the application for a Special Use Permit to the City prior to the transfer of ownership.

Mr. Brownsberger explained to the Commission that the plan for using metal panels on the building was to give it the barn look. He said that he has another meeting with the Oakland Cemetery Board on the 26th of June. Vice-Chair Chiodini asked what the square footage of the venue would have a full kitchen. Mr. Brownsberger said that it would not. He plans to have a Bridal Suite, and a Groom Suite with separate bathrooms; double doors that go to a storage/prep room for geared towards catering set up; a utility room; 2 bars, one of which will be a pass through from the prep room. Mr. Chiodini asked what the capacity would be. Mr. Brownsberger said 99 people.

The Public Hearing was closed at 6:19 PM.

B. Appl. #SUP-24-002--SPECIAL USE PERMIT for an Event Venue on property located at 301 N. Commercial St - CONSIDERATION

Chris Chiodini made a motion to recommend approval of the Special Use Permit to the Board of Aldermen with all aspects being subject to the Site Plan review process and the Building Permit process, and the conditions listed in the Staff Report. Brian Pulliam seconded the motion. The motion passed unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Chris Chiodini, Vice Chair
SECONDER:	Brian Pulliam

Minutes Acceptance: Minutes of Jun 20, 2024 6:00 PM (Approval of Minutes)

AYES:	Wood, Chiodini, Milner, Crawford, Pulliam, Parkhurst, Zaring
ABSENT:	Cheryl Bush, Milton Siegenthaler

C. Code Amendments--Obstructions/Encroachments - PUBLIC HEARING

Director Stanton presented the Staff Report for proposed Code Amendments pertaining to Obstructions/Encroachments. Staff proposed repealing current Sections 515.030 and 040 in their entirety and replacing Section 515.030 with the proposed language which effectively allows for obstructions/encroachments into a public right-of-way with written approval of the Director of Public Works and an approved and executed encroachment agreement. She said these changes provide clarification on the process and applicable section of code in the CBD-1 and CBD-2 Zoning Districts. Staff recommends approval of the proposed Code changes.

Mayor Zaring asked if there was enough wiggle room with this change to be flexible. Director Stanton said that there is with an agreement from Public Works.

The Public Hearing was closed at 6:25 PM.

D. Code Amendments--Obstructions/Encroachments - CONSIDERATION

Mayor Zaring made a motion to recommend approval of the proposed Code Amendments to the Board of Aldermen. Chris Chiodini seconded the motion. The motion passed unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Mike Zaring, Mayor
SECONDER:	Chris Chiodini, Vice Chair
AYES:	Wood, Chiodini, Milner, Crawford, Pulliam, Parkhurst, Zaring
ABSENT:	Cheryl Bush, Milton Siegenthaler

4. Discussion Items

Director Stanton told the Commission that she would be bringing 3 or 4 sections of Code Amendments and changes to the Land Use Table to the them at the July meeting.

5. Adjourn

With nothing further to come before the Commission, Chris Chiodini made a motion to adjourn. Mayor Zaring seconded. The meeting was adjourned at 6:28 PM.

Respectfully submitted,

Jamie Martin, Recording Secretary

STAFF REPORT

TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: July 11, 2024
SUBJECT: Code Amendments--Sections 405.030, 600.010 and 600.020 and Land Use Table - PUBLIC HEARING

Type of Item: *Public Hearing*

A. Action Item (ID # 4901)

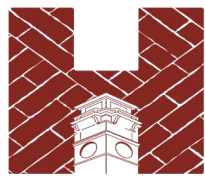
Code Amendments--Sections 405.030, 600.010 and 600.020 and Land Use Table

Attachments:

Code Amendments- 7-18-24 P&Z (PDF)

Code Amendments (July-Aug 2024) (PDF)

Land Use Table Edits July 2024 (PDF)



To: Planning & Zoning Commission

From: Christina Stanton, AICP, Community Development Director

Date: July 18, 2024

Re: Code Amendments—Sections 405.030, 600.010 and 600.020 and Land Use Table

GENERAL INFORMATION

Applicant: N/A

Requested Actions: Consideration of Proposed Code Amendments

Date of Application: N/A

PROPOSAL

The Code Amendments proposed include the following items:

- 1) Section 405.030--Adding the following definitions: “art gallery”, “artist studio”, “bar”, “batch plant”, “brew pub”, “brewery”, “brewery, micro”, “film production”, “live entertainment”, “performing arts theatre”, “recreational facility, commercial”, and “recreational facility, non-commercial”.
- 2) Section 600.010--Adding definitions from the Revised Statutes of Missouri for “brewery” and “microbrewery” and “vintage wine”.
- 3) Section 600.020--Adding a new Section 600.020.D to acknowledge the other types of license categories (wholesaler, manufacturer, and solicitor), and changing the current Section 600.020.D to E.
- 4) Land Use Table—Added the following uses: “art gallery”, “brew pub”, “brewery”, “brewery, micro”, and “performing arts theatre”. Expanded allowable districts for the land use “bar” to include most commercial districts; this use would still need to meet all the requirements contained in Chapter 600—Intoxicating Liquor.

PREVIOUS ACTIONS

- 1939—The Board of Aldermen approved the City of Harrisonville’s original Municipal Code, which included much of the language that is currently existing in Chapter 600.
- May 13, 1991—The Board of Aldermen approved Zoning Ordinance #1825, which established most of our current zoning districts.
- June 6, 1998—The Board of Aldermen approved Ordinance #2504, which added the definition for “Day Care Home”.p
- October 19, 2009—The Board of Aldermen approved Ordinance #3107 that revised definitions for “Building, Accessory” and “Building Coverage”.
- June 17, 2019---The Board of Aldermen approved Ordinance #3469, which added definitions pertaining to medical marijuana.
- February 1, 2021—The Board of Aldermen approved Ordinance #3530, which added “Mini-Warehouse Facility” to definitions.

- February 22, 2022—The Board of Aldermen approved Ordinance #3577, which added “Correctional Facility” to definitions.
- September 19, 2022—The Board of Aldermen approved Ordinance #3602, which added “Accessory Dwelling Unit (ADU)” to definitions.
- June 6, 2022—The Board of Aldermen approved Ordinance #3586, which amended various parts of Chapter 600 including Section 600.020.
- November 21, 2022—The Board of Aldermen approved Ordinance #3616, which added various definitions and established the Land Use Table.
- February 6, 2023—The Board of Aldermen approved Ordinance #3625, which added definitions pertaining to various marijuana facilities.
- February 21, 2023—The Board of Aldermen approved Ordinance #3627, which added definitions and regulations pertaining to “on-site temporary storage units” and “intermodal containers”, and established the Dimensional Standards Table.

KEY ISSUES

- Adding missing definitions and uses which are not currently covered within City Regulations.
- Expanding and updating definitions and licensure categories within Chapter 600—Intoxicating Liquor

ATTACHMENTS

Staff Commentary and Mark-ups (including Land Use Table)



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WHERE TRADITION MEETS INNOVATION

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Existing Municipal Code in black.

Removals in red.

Additions in green.

Highlights = Discussion.

CS commentary in blue.

Staff Commentary

The following code amendments seeks to define some uses not previously defined, add and expand some uses, and add appropriate licensing regulations for the added uses. The proposed changes are to Sections 405.030, 600.010 and 600.020 and the Land Use Table:

- 1) Definitions. Adding the following definitions: “art gallery”, “artist studio”, “bar”, “batch plant”, “brew pub”, “brewery”, “brewery, micro”, “film production”, “live entertainment”, “performing arts theatre”, “recreational facility, commercial”, and “recreational facility, non-commercial”.
- 2) Adding definitions from the Revised Statutes of Missouri for “brewery” and “microbrewery” and “vintage wine” to Section 600.010.
- 3) Adding a new Section 600.020.D to acknowledge the other types of license categories (wholesaler, manufacturer, and solicitor).
- 4) Land Use Table—Added the following uses: “art gallery”, “brew pub”, “brewery”, “brewery, micro”, and “performing arts theatre”. Expanded allowable districts for the land use “bar” to include most commercial districts; this use would still need to meet all the requirements contained in Chapter 600—Intoxicating Liquor.

1) Add the following definitions to Section 405.030.B:

1. ART GALLERY

An establishment engaged in the sale, loan or display of art, books, paintings, sculpture or other works. The term art gallery does not include libraries or museums.

2. ARTIST STUDIO

A place of work for an artist, artisan, or craftsperson, including persons engaged in the application, teaching, or performance of fine arts such as, but not limited to, drawing, vocal or instrumental music, painting, sculpture, and writing.

3. BAR

An establishment primarily engaged in serving alcoholic beverages for consumption on the premises and in which the serving of prepared food and live entertainment may be provided. This definition shall be interchangeable with the terms tavern, cocktail lounge, or nightclub.

4. BATCH PLANT

An industrial facility used for the production of asphalt or concrete or asphalt or concrete products, used in building or construction and the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment, but does not include the retail sale of finished asphalt or concrete products.

5. BREW PUB

A restaurant that prepares handcrafted natural beer intended for consumption on the premises as an accessory use. These establishments produce no more than ten-thousand (10,000) barrels of beer or ale annually. The area used for brewing,



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including bottling and kegging, shall not exceed twenty-five percent (25%) of the total floor area of the commercial space.

6. BREWERY

A facility engaged in the production and packaging of ales, beers, meads and/or similar beverages on site. Breweries manufacture more than ten-thousand (10,000) barrels of beverage (all beverages combined) annually.

7. BREWERY, MICRO

A facility engaged in the production and packaging of ales, beers, meads and/or similar beverages on site. Micro-breweries manufacture no more than ten-thousand (10,000) barrels of beverage (all beverages combined) annually. A micro-brewery may include other uses such as a standard restaurant, bar or live entertainment as an accessory use.

8. FILM PRODUCTION

Film-making or film production is the process by which a motion picture is produced; it is when and where the film is created and shot.

9. LIVE ENTERTAINMENT

A use which includes any or all of the following activities, either principally or as accessory uses: performance by musicians, dancers, stand-up comedians or other performance artists; karaoke; live bands or musical acts; or the amplification of recorded music/entertainment by live disc jockeys.

10. PERFORMING ARTS THEATRE

A building primarily used for the presentation of live performances of plays or music.

11. RECREATIONAL FACILITY, COMMERCIAL

An indoor and/or outdoor commercial establishment or place of business primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators. Recreation as defined here does not include "adult entertainment".

12. RECREATIONAL FACILITY, NON-COMMERCIAL

A private non-commercial outdoor playground and/or recreational facilities that are listed as accessory uses to a subdivision, apartment development, church, or other non-commercial principal use.

2) Add the following definition(s) to Section 600.010:

1. BREWERY

A facility which brews or manufactures malt liquor.

2. MICROBREWERY

A business whose primary activity is the brewing and selling of beer, with an annual production of ten-thousand (10,000) barrels or less.

3. VINTAGE WINE

Bottled domestic white, rose or sparkling wine which is not less than five years old, domestic red wine which is not less than ten years old, or imported white, rose, red, sparkling or port wine which is not less than three years old.

3) Change Section 600.020.D to E and add a new D:

D. Other Licenses. Any person who is licensed under the provisions of this Chapter or who otherwise possesses the qualifications and meets the requirements of this Chapter may apply for the following licenses to sell and/or manufacture intoxicating liquor or non-intoxicating beer as appropriate.



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1. **Wholesaler:** Sales to licensed Wholesalers and solicitations of orders for the sale of intoxicating liquor and non-intoxicating beer to, by, or through a licensed Wholesaler in Missouri.
2. **Manufacturer:** Manufactures, distills or blends and sales of intoxicating liquor and non-intoxicating beer.
3. **Solicitor:** Sales to licensed Wholesales and solicitations of order for the sale of intoxicating liquor and non-intoxicating beer to, by, or through a licensed Wholesaler within this state. May be located out of state or instate.
- 4) See attached Appendix A, Land Use Table.

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															
Apiary	P	P														
Aviary	P															
Campground	S															
Dairy Farming	P															
Farming	P															
Fish Hatcheries, Apiaries, Aviaries	P															
Forests, Wildlife and Conservation Preserves	P															
Fur Farming	P															
Livestock and Poultry Raising	P															
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																
Accessory Dwelling Unit	P	P	P	P												
Cluster or Cottage Housing			P	P		P	P	P	P							
Dwelling, Apartment Complex									P				P	P		
Dwelling, Garden Apartments								P		P						
Dwelling, Loft												P	P	P		
Dwelling, Multi-Family									P				P	P		
Dwelling, Patio Home								P		P						
Dwelling, Single-Family	P	P	P	P		P	P	P	P	P			P			
Dwelling, Town Home								P		P						
Dwelling, Two-Family or Duplex						P	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

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
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 Business Establishment																S
Adult Entertainment Facility														S		
Adult Media Outlet																S
Animal Hospital, Small	S									S	P	S	S	S	S	S
Antiques											P	P	P	P		
Appliance Repairs, Small											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
Art Gallery										P	P	P	P	P		
Art Studio				P*			P*									
Artist and Hobby Supplies											P	P	P	P		
Assembly and Meeting Halls														P		
Assisted Living Facility								P	P					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 Salvage or Wrecking Yard or Tow Lot															S	S
Automobile Service Station														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	P	P	P		
Barber or Beauty Shop				P*			P*			P	P	P	P	P		
Bathhouse														S		
Bed and Breakfast	S	S	S	S*			S*									
Bicycle Sales											P	P	P	P		
Body Shop															P	P
Brew Pub											P	P	P	P	P	
Brewery															P	P
Brewery, Micro											P	P	P	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		

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
Crematorium--Human or Animal															S	S
Day Care Center										P	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		
Event Venue												S	S	S		
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
Interior Decorating				P*			P*				P	P	P	P		
Intermediate Care Facility								P	P					P		
Investigative and Protective Services												P	P	P		
Janitorial Services														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
Jewelry Store				S*			S*				P	P	P	P		
Kennel, Commercial	P													P	S	S
Laundry											P	P	P	P		
Marijuana Dispensary Facility										P	P			P		
Marijuana Testing Facility										P	P			P	P	P
Massage Establishment		S	S	S										P		
Medical or Dental Offices or Labs				p*			p*			P	P	P	P	P		
Medical Supplies											P	P	P	P		
Miniature Golf														P		
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		
Performing Arts Theatre											P	P	P	P		
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
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		

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
Sanitarium	P															
Seamstress and Tailoring				P*			P*				P	P	P	P		
Shoe Repairs											P	P	P	P		
Short-Term Rental	P	P	P	P		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
Tattoo, Piercing and Branding Establishments												S		S		
Tobacco Products, Retail											P	P	P	P		
Toys and Sporting Goods, Retail											P	P	P	P		
Trailer Camp/RV Park	S													S		
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 (Commercial)																
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, Offal or Refuse																
Fabrication															P	P
Farm Implement Repair Service	S													P	S	S
Film Production												P	P	P	P	P
Freight Terminal															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
Frozen Foods (Including Lockers)														P		
Machine and Welding Shop																P
Manufacture or Assembly of products to be sold at retail on the premises												P	P	P	P	
Manufacturing															P	P
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		
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
Research Service and Laboratory														P	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
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																

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
Truck and Bus Storage 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.

STAFF REPORT

TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: July 11, 2024
SUBJECT: Code Amendments--Sections 405.030, 600.010 and 600.020 and Land Use Table - CONSIDERATION

Type of Item: *Approval*

B. Action Item (ID # 4902)

Code Amendments--Sections 405.030, 600.010 and 600.020 and Land Use Table - CONSIDERATION