ZONING ORDINANCE UPDATE
North Kansas City, MO

Draft Framework Work Session – June 28, 2018
Phase 1: Initiation
1.1 Work Plan
1.2 Public Engagement Strategy
1.3 Kick-off Meeting

Phase 2: Analysis
2.1 Plan Conformance Report
2.2 Critical Issues Summaries / Case Study Analysis

Phase 3: Discussion
3.1 Public Open House
3.2 Critical Issues Workshops
3.3 Draft Regulations Framework

Phase 4: Initial Draft
4.1 Initial Draft
4.2 Special Issue Sub-committees / Interim Drafts
4.3 Review & Comment Period
4.4 Downtown & Burlington Corridor

Phase 5: Final Draft
5.1 Final Draft
5.2 Review & Comment Period
5.3 Public Open House / Public Official Work Session

Phase 6: Adoption
6.1 Adoption Draft
6.2 Public Hearings
6.3 Formal Adoption
Phase 3: Discussion

3.3 Draft Regulations Framework
Urban Areas Works Session
SUMMARY

- Organization & simplification
  - Group common topics
  - Graphics and tables
  - “plain language”

- Flexibility, tied to intent and decision criteria

- Housing Options - building types, **NOT just density**

- Urban design and social spaces
  - “public realm”, **NOT just open space**
  - Standards based on context, **NOT just use or district**

- Commercial & Mixed Use strategies
  - Scale of use, **NOT just use**
  - Context & Building types

- Parking
Chapter 1. General Provisions

Chapter 2. Procedures

Chapter 3. Zoning District & Use Standards

Chapter 4. Special District Standards

Chapter 5. Site & Landscape Design Standards

Chapter 6. Parking and Access Standards

Chapter 7. Supplemental Standards

Chapter 8. Definitions

Appendices (if needed)
17.04 General Provisions
17.08 Definitions
17.12 Zoning Districts Designated and Regulation of Uses
17.14 P-C, Public/ Civic District
17.16 R-1A Low Density Single-Family Residential District
17.20 R-1B High Density Single-Family Residential District
17.24 R-2 Two-Family and Rooming House Residential District
17.28 R-3 Cluster or Garden-Type Residential District
17.32 R-4 Medium Density Apartment District
17.36 R-5 High Density Apartment District
17.40 C-o Non-Retail Business District
17.44 C-1 Local Business District
17.48 C-2 Retail Business District
17.52 C-3 Service Business District
17.56 M-1 Limited Industrial District
17.60 M-2 General Industrial District
17.64 G-1 Gaming and Amusement District
17.66 Burlington Corridor Overlay District
17.68 Mobile Homes and Mobile Home Parks
17.70 Planned Unit Development
17.72 Height and Area Requirements
17.76 Parking and Loading Requirements
17.80 Nonconformities
17.84 – Conditional Uses
17.88 – Accessory Uses.
17.96 – Zoning Applications and Procedures
17.100 – Administration and Enforcement

Chapter 2. Procedures

A. General - All Procedures
B. Text Amendment
C. Zoning Map Amendment
D. Conditional Use Permit
E. Site Plan
F. Planned Development
G. Variances
URBAN AREAS APPROACH
Urban Areas Approach

Three Regulating Maps

- Street Types
- Block / Building Types
- Uses
URBAN AREAS APPROACH

STREET TYPES

- ROW width
- Cross-section features / function
- Urban design features
- Frontage design
  - Access
  - Building Orientation (Street-front, terrace, courtyard, Buffer/yard)
  - Site Design

STREET TYPES

- Pedestrian Street - A
- Pedestrian Street - B
- Boulevard
- Service Street - A
- Service Street - B
- Neighborhood Street
Buildings Types - Non-Residential

- Scale (height, footprint, lot size)
- Orientation and placement
- Façade design (entrances, transparency, details and ornamentation)
- Coordinate with other standards
  - Typical uses (use map)
  - Site design elements (frontages)

Large mixed-use
Small mixed-use
Urban commercial
Large general commercial
Small general commercial
Manufacturing / warehouse
Small / artisan manufacturing
BUILDING TYPES - RESIDENTIAL

- Scale (height, footprint, lot size)
- Orientation and placement
- Façade design (entrances, transparency, details and ornamentation)
- Coordinate with other standards
  - Typical uses (use map)
  - Site design elements (frontages)

Large apartment (high-rise)
Small apartment (mid-rise / walk-up)
Row house
Detached house (city lot)
Detached house (neighborhood lot)
## Block Types - Compatible Patterns

<table>
<thead>
<tr>
<th>Mixed-use / Commercial Blocks</th>
<th>Non-residential Building Types</th>
<th>Residential Building Types</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Mixed Use</td>
<td>■ ■ ■ □ □ □ □ □ □ □ □</td>
<td>□</td>
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<tr>
<td>Main Street Mixed Use</td>
<td>■ ■ ■ □ □ □ □ □ □ □ □</td>
<td>□</td>
</tr>
<tr>
<td>Commercial Corridor</td>
<td>■ ■ ■ ■ □ □ □ □ □ □ □</td>
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<tr>
<td>Industrial / Commercial Blocks</td>
<td></td>
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<tr>
<td>General Industrial</td>
<td>■ ■ ■ ■ □ □ □ □ □ □ □</td>
<td>□</td>
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<tr>
<td>Industrial/Commercial Mix (Urban)</td>
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<tr>
<td>Neighborhood Blocks</td>
<td></td>
<td></td>
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<tr>
<td>Urban Neighborhood</td>
<td>■ ■ ■ ■ □ □ □ □ □ □ □</td>
<td>□</td>
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<tr>
<td>Mixed-density Neighborhood</td>
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<tr>
<td>General Neighborhood</td>
<td>■ ■ ■ ■ □ □ □ □ □ □ □</td>
<td>□</td>
</tr>
</tbody>
</table>

- ■ Permitted building type
- □ Limited building type

### Urban Areas Approach

- **Urban Mixed-use**
- **Main Street Mixed-use**
- **Commercial Corridor**
- **General Industrial**
- **Industrial/Commercial Mix (Urban)**
- **Urban Neighborhood**
- **Mixed-density Neighborhood**
- **General Neighborhood**
Eligible Building Types (by block type)

Required Frontage Types (by street type)

Typical Uses (permitted, limited, conditional)

- Urban Mixed-use
- Main Street Mixed-use
- Commercial Corridor
- General Industrial
- Industrial/Commercial Mix (Urban)
- Urban Neighborhood
- Mixed-density Neighborhood
- General Neighborhood
**USES**

- **Principle** - permitted by right
- **Limited** - permitted with specific standards
- **Conditional** - permitted by discretionary review

**NEIGHBORHOOD - LIMITED**

**NEIGHBORHOOD - URBAN**

**MAIN STREET MIXED-USE**

**GENERAL MIXED-USE**

**GENERAL COMMERCIAL**

**INDUSTRIAL TRANSITION**

**M-1** (areas not impacted; conventional zoning)
## Urban Areas Approach

<table>
<thead>
<tr>
<th>Neighborhood - Limited</th>
<th>Neighborhood - Urban</th>
<th>Main Street Mixed-use</th>
<th>General Mixed-use</th>
<th>General Commercial</th>
<th>Industrial Transition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manufactured / Mobile Home Community</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td>Accessory Dwelling</td>
<td>A</td>
<td>A</td>
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<tr>
<td>Accessory Home Occupation</td>
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<td>A</td>
<td>A</td>
</tr>
</tbody>
</table>

### CIVIC / INSTITUTIONAL

- Assembly - Small: P
- Assembly - Large: P
- Assembly - Event Venue: C
- Cultural and Public Service - Limited: C
- Cultural and Public Service - General: P
- School - Public/Private: P
- School - Vocational/Institutional: C
- Open/Civic Space: P

### Retail

- **Retail - Micro (under 1.5K):** P (Limited)
- **Retail - Neighborhood (1.5K - 3K):** P (Limited)
- **Retail - General (3K - 10K):** L (Limited)
- **Retail - Large (10K - 50K):** C (Limited)
- **Retail - Warehouse (50K+):** L (Limited)
- **Grocery - Market (under 5K):** P (Limited)
- **Grocery - Store (5K - 45K):** C (Limited)
- **Grocery - Supermarket (45K+):** C (Limited)
- **Outdoor Sales - Limited:** A
- **Outdoor Sales - Seasonal:** A
- **Outdoor Sales - Accessory:** A
- **Outdoor Sales - General:** P
- **Outdoor Sales - Major:** P
- **Gas Station - Limited (1-8 pumps):** C
- **Gas Station - General (9-16 pumps):** C
- **Gas Station - Major (17+ pumps):** P

### Service & Employment

- **Service & Employment:** P

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**Table 4-2: Use Table**

<table>
<thead>
<tr>
<th>Residential Districts</th>
<th>Non-Residential Districts</th>
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</table>

- **Assembly - Small:** P
- **Assembly - Large:** P
- **Assembly - Event Venue:** C
- **Cultural and Public Service - Limited:** C
- **Cultural and Public Service - General:** P
- **School - Public/Private:** P
- **School - Vocational/Institutional:** C
- **Open/Civic Space (see Section 3.02):** P

- **Retail - Micro (under 1.5K):** C |
- **Retail - Neighborhood (1.5K - 3K):** A |
- **Retail - General (3K - 10K):** A |
- **Retail - Large (10K - 50K):** C |
- **Retail - Warehouse (50K+):** C |
- **Grocery - Market (under 5K):** P |
- **Grocery - Store (5K - 45K):** C |
- **Grocery - Supermarket (45K+):** A |
- **Outdoor Sales - Limited:** A |
- **Outdoor Sales - Seasonal:** A |
- **Outdoor Sales - Accessory:** A |
- **Outdoor Sales - General:** P |
- **Outdoor Sales - Major:** P |
- **Gas Station - Limited (1-8 pumps):** C |
- **Gas Station - General (9-16 pumps):** C |
- **Gas Station - Major (17+ pumps):** P |

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**URBAN AREAS APPROACH**
City-wide Issues / Draft Framework

- Refine and Finalize **Use Table** [Jun. / Jul.]
- Standards for “**Missing Middle**” Housing Types (R-4/5) [Jul. / Aug.]
- **Initial Draft** of Standards [Jul. - Sep.]
  - Parking
  - Landscape / Site Design
  - General Commercial Design

Urban Areas Engagement

- **Discussion & Refine Approach** [Jul. / Aug.]
- Additional **Stakeholder Outreach** [Jul. - Sep.]
- **Refined Draft / FBC Approaches** [Sep. / Oct.]
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