

**Planning & Zoning Commission  
Council Chambers  
Hall of Waters Building  
201 East Broadway  
Excelsior Springs, MO**



**Meeting Notice**

**April 26, 2021 at 6:00 PM**

**Special Study Session**

**Agenda**

- 1 Call to Order
- 2 Zoning Code Review: Commercial Districts “C-0” to “C-3” and “M-1” to “M-2”
  - a C-0 - C-3
  - b M-1 - M2
- 3 Adjourn

Copies of this notice are available by contacting Community Development, at 201 E. Broadway, Excelsior Springs, MO 64024, (816) 630-0756.

Date and time posted: 4.22.21 at 10:00 am



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**Community Development  
Planning and Zoning Special Study Session - 4/26/2021**

To: Commission Members  
From:  
Date  
RE: C-0 - C-3

**ATTACHMENTS:**

Description	Type	Upload Date
C-0 - C-3	Exhibit	4/21/2021

## Zoning Districts: District “C-0” Non-Retail Business District

### Section 400.160 Zoning Ordinance

The “C-0” District is the common zoning for professional office-type uses.

PRINCIPLE – To create administrative, medical, and professional service office areas.

The “C-0” District also explicitly permits churches & synagogues and mortuaries.

Residential uses are allowed in this and subsequent Commercial Zoning Districts (except in the “C-2A” Special Business District) under certain conditions – though the “C-2A” District regulations explicitly permit single-, two- and multi-family dwellings.

Certain performance standards are in place prohibiting retail or wholesale sales except for: eyeglasses in an optometry practice; medicines and orthopedic devices in a medical practice; and, caskets in a mortuary.

The Height and Area Regulations are:

1. Height – 3 stories (in “CP-0” – not more than 144 feet)
2. Front yard – 30 feet; side yard – 15 feet (equal to the adjacent building wall height); rear yard – 30 feet.
3. Lot area – none.
4. Lot width – none.
5. Floor area – none.
6. Parking – 4 off-street spaces per 1,000 square feet of floor area – in side or rear yard (front yard parking allowed for churches).

The conversion of a residential structure to an office building or other business purpose is permitted under certain conditions:

1. Compliance with yard setbacks.
2. Compliance with parking standards.
3. Compliance with all building and Code requirements.
4. A site plan depicting the above requirements is reviewed and approved by the Planning & Zoning Commission.

### CONSIDERATIONS –

- Clarification and streamlining of residential uses in the commercial zoning districts.

## Zoning Districts: District “C-1” Local Business District

### Section 400.170 Zoning Ordinance

The “C-1” District is the common zoning for neighborhood commercial uses.

PRINCIPLE – To provide for relatively low-intensity neighborhood-focused commercial and service centers.

The “C-1” District permits retail stores and service businesses as well as any use permitted in the “C-0” District. Schools and day care are also permitted.

Performance standards are in place prohibiting wholesale sales, outside storage and display, outside sales, and the sale of alcoholic beverages for consumption on premises.

The Height and Area Regulations are:

1. Height – 3 stories (in “CP-0” – not more than 144 feet)
2. Front yard – 30 feet; side yard – none for 1 and 2 story buildings except where the side yard abuts District “R-1” to “C-0” then the side yard of that adjacent district is required; rear yard – none except where the rear yard abuts District “R-1” to “C-0” then 25 feet.
3. Lot area – none.
4. Lot width – none.
5. Floor area – none.
6. Parking – 4 off-street spaces per 1,000 square feet of floor area.

The conversion of a residential structure to an office building or other business purpose is permitted under certain conditions:

1. Compliance with yard setbacks.
2. Compliance with parking standards.
3. Compliance with all building and Code requirements.
4. A site plan depicting the above requirements is reviewed and approved by the Planning & Zoning Commission.

### CONSIDERATIONS –

- Clarification and streamlining of residential uses in the commercial zoning districts.

## Zoning Districts: District “C-2” General Business District

### Section 400.180 Zoning Ordinance

The “C-2” District is the general commercial zoning district.

PRINCIPLE – To provide for general commercial development.

The “C-2” District permits retail and wholesale stores and service businesses as well as any use permitted in the “C-1” District. Motor vehicle sales, entertainment and recreation businesses, and places where alcoholic beverages are served are also permitted. Drive-through and drive-in services are explicitly permitted, except where alcoholic beverages are served or dispensed.

Mixed residential and non-residential uses are permitted under certain performance standards. An earlier zoning text amendment removed the requirement for a Special Use Permit for such mixed uses.

The Height and Area Regulations are:

1. Height – 3 stories (in “CP-0” – not more than 144 feet)
2. Front yard – 30 feet; side yard – none for 1 and 2 story buildings except where the side yard abuts District “R-1” to “C-0” then the side yard of that adjacent district is required; rear yard – none except where the rear yard abuts District “R-1” to “C-0” then 25 feet.
3. Lot area – none.
4. Lot width – none.
5. Floor area – none.
6. Parking – 4 off-street spaces per 1,000 square feet of floor area.

The conversion of a residential structure to an office building or other business purpose is permitted under certain conditions:

1. Compliance with yard setbacks.
2. Compliance with parking standards.
3. Compliance with all building and Code requirements.
4. A site plan depicting the above requirements is reviewed and approved by the Planning & Zoning Commission.

### CONSIDERATIONS –

- Clarification and streamlining of residential uses in the commercial zoning districts.

## Zoning Districts: District “C-2A” Special Business District

### Section 400.190 Zoning Ordinance

The “C-2A” District is a special business district.

PRINCIPLE – For the purposes of allowing renovation or conversion of buildings, or the construction of new buildings, for retail and service activities which cater primarily to the travelling public, tourists, families on vacation or local residents who have a need for a product or service not generally available in the usual commercial districts. It is further intended that such special retail sales and services will utilize, for the most part, existing residential buildings or buildings of a scale similar to prevailing homes in the area and that such businesses will be oriented to the pedestrians in the street. This zoning district is limited to a defined area.

The “C-2A” District permits a variety of listed low-intensity retail and service activities.

The Height and Area Regulations are:

1. Height – 35 feet
2. Front yard – 15 feet; side yard – 7 feet except a minimum of 3 feet is permitted with written permission of the Chief of the Fire Department; rear yard – none except 20 feet where no alley exists and the rear yard abuts a property occupied as a residence.
3. Lot area – none.
4. Lot width – 35 feet.
5. Floor area – none.
6. Minimum lot coverage – 50%
7. Parking – 1 off-street spaces per 300 square feet of floor area used for business purposes, or 1 space for each sleeping room provided on-premise or within 300 feet. Planning and Zoning Commission may vary requirement for a business if permanent public off-street parking is available.

The conversion of a residential structure to a business use is permitted under certain conditions:

1. Compliance with code and life-safety standards.
2. A building constructed as a residence may not be converted or used for a place of worship.
3. Detailed building plans and site plan is reviewed and approved by the Planning & Zoning Commission.

### CONSIDERATIONS –

- Effectiveness of zoning district.

## Zoning Districts: District “C-3” Service Business District

### Section 400.200 Zoning Ordinance

The “C-3” District is the highway commercial district.

PRINCIPLE – To create more auto-focused, high-traffic commercial centers most often located in highly visible locations along major streets.

The “C-3” District permits a wide variety of retail, wholesale and rental activities and services. Other permitted uses include mini-warehouses, nurseries, bakeries, repair shops and all drive-up or drive-through establishments. Manufacturing or assembly of products to be sold only at retail on premise is also permitted. The “C-3” District also permits any permitted use in District “C-2”.

The Height and Area Regulations are:

1. Height – 3 stories except that in District “CP-3” not to exceed 12 stories.
2. Front yard – 15 feet; side yard – none except where the side yard abuts District “R-1” to “C-0” the minimum side yard of that abutting district; rear yard – none except where the rear yard abuts District “R-1” to “C-0” a minimum 25 feet.
3. Lot area – none.
4. Lot width – none.
5. Floor area – none.
6. Parking – 4 off-street spaces per 100 square feet of floor area.

The conversion of a residential structure to a commercial use is not permitted.

### CONSIDERATIONS –

- Design standards outside of the “planned zoning” process.
- Are all potential permitted uses appropriate? (eg. Rental mini-warehouses, etc.)



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**Community Development  
Planning and Zoning Special Study Session - 4/26/2021**

To: Commission Members  
From:  
Date  
RE: M-1 - M2

**ATTACHMENTS:**

Description	Type	Upload Date
M-1	Exhibit	4/22/2021
M-2	Exhibit	4/22/2021



## Zoning Districts: District “M-1” Light Industrial District

### Section 400.210 Zoning Ordinance

The “M-1” District is the zoning district for low-intensity manufacturing and warehouse type uses, in an industrial park setting.

**PRINCIPLE** – To allow for relatively low-intensity industrial centers for activities like light manufacturing, warehousing, construction and trucking businesses.

The “M-1” District permits the manufacturing, assembling, packaging, warehousing and storage of any commodity, as well as trucking and construction business facilities. Offices and restaurants are also permitted uses.

Performance standards require all operations to be conducted within a fully enclosed building and the storage of materials, products and equipment to be within a building or adequately screened to not be visible at eye level within 300 feet of a property line. Retail sales are limited to those products manufactured on the premises. Certain standards also exist to limit the emission of smoke, particulate matter, dust, radiation, etc.

The Height and Area Regulations are:

1. Height – 3 stories or 50 feet except that in District “MP-1” not to exceed 150 feet.
2. Front yard – 30 feet; side yard – a total of 10 feet except where the side yard abuts a residentially zoned lot or is a streetside corner lot then 20 feet; rear yard – 15 feet.
3. Lot area – none.
4. Lot width – none.
5. Floor area – none.
6. Parking – Sufficient off-street parking; not less than 1 off-street spaces per 500 square feet of floor area. Office and restaurant uses shall provide parking in the quantity required in the district wherein the use is enumerated.

**Planned Zoning Required** – In District “M-1”, no building, structure, land or premises shall be used, no building or structure shall be hereafter erected, constructed, reconstructed, or moved, except for one or more of the permitted uses, and then only when said property is zoned under the Planned Zoning criteria, except that Planned Zoning shall not be required for alterations when a change in use is not caused.

### CONSIDERATIONS –

- Planned Zoning Required – necessary for all land use and buildings?
- Design standards outside of the “planned zoning” process.
- More appropriate zoning district for rental mini-warehouses?
- Clarify parking standards.

## Zoning Districts: District “M-2” General Industrial District

### Section 400.220 Zoning Ordinance

The “M-2” District allows for the most intensive industrial type uses.

PRINCIPLE – To provide locations for the more general industrial land uses.

The “M-2” District allows any use permitted in the “M-1” District as well as a variety of other more intensive industrial uses including concrete and asphalt plants, machine and welding shops, railroad repair shops, and freight terminals.

Performance standards allow operations in an open yard but not within 10 feet of a property line. The outside storage of materials or equipment shall have a solid screen fence not less than 6 feet high giving total or partial screening from neighboring property and adjacent streets. More stringent standards also exist to limit the emissions, vibrations, noise and industrial waste.

The Height and Area Regulations are:

1. Height – 150 feet.
2. Front yard – 25 feet; side yard – a total of 10 feet; rear yard – 20 feet.
3. Lot area – none.
4. Lot width – none.
5. Floor area – none.
6. Parking – Sufficient off-street parking; not less than 1 off-street spaces per 500 square feet of floor area. Office and restaurant uses shall provide parking in the quantity required in the district wherein the use is enumerated.

Planned Zoning Required – In District “M-2”, no building, structure, land or premises shall be used, no building or structure shall be hereafter erected, constructed, reconstructed, or moved, except for one or more of the permitted uses, and then only when said property is zoned under the Planned Zoning criteria, except that Planned Zoning shall not be required for alterations when a change in use is not caused.

### CONSIDERATIONS –

- Planned Zoning Required – necessary for all land use and buildings?
- Design standards outside of the “planned zoning” process.