

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
AGENDA

Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
Raytown, Missouri 64133
November 3, 2022
7:00 pm

1. Welcome by Chairperson

2. Call meeting to order and Roll Call

Wilson: Thurman: Emerson: Meyers:
Hunt: Frazier: Stock: Bruenger:
Jean-Paul:

3. Approval of Minutes

A. October 6, 2022, Regular Meeting Minutes

- a) Revisions
- b) Motion
- c) Second
- d) Additional Board Discussion
- e) Vote

4. Old Business:

A. Project Update, American Recovery Systems Facility at 11901 Jessica Lane

5. New Business:

A. Case No.: PZ 2022-10

Applicant: Stauffer Properties, LLC

Reason: Amend Zoning Classification from NC, Neighborhood Commercial to R-1, Low Density Residential on Property Located at 9313 E. 63rd Street.

- 1. Introduction of Application by Chair.
- 2. Explanation of any exparte' communication from Commission members regarding the application
- 3. Swearing in of all speakers by City Attorney that plan to give testimony during hearing
- 4. Enter Additional Relevant City Exhibits into the Record:
 - a. Staff report
 - b. Application Supporting Documents

5. Introduction of Application by Staff
6. Presentation of Application by Applicant
7. Application Analysis by Staff
8. Request for Public Comment by Chairman
9. Additional Staff Comments and Recommendation
10. Commission Discussion
11. Commission Decision to Approve, Conditionally Approve or Deny the Application
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

6. Other Business: 10 Minute Recess to set up for Work Session

WORK SESSION ON PROPOSED NEW “GB, GATEWAY BUSINESS DISTRICT” STANDARDS

Informal meeting to gather public comments and discuss proposed draft regulations regarding establishing a new “Gateway Business District” zone to fit both the existing development conditions and to promote new development along Raytown Road from the north city limit to the 5600 south block.

NOTE: There will be rules of decorum established by the Chairman at the beginning of the session to ensure that comments from the public are received in as equitable and fair a manner as possible.

7. Set Future Meeting Date – Next Regular Meeting, Thursday, December 1, 2022, at 7:00 PM.

8. Adjourn

**CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES**

**October 6, 2022
7:00 pm
Council Meeting Chambers**

1. Welcome by Chairman Wilson. Chairman Wilson called the meeting to order at 7:00 PM.

2. Call meeting to order and Roll Call.

Wilson:	Present	Thurman:	Absent	Emerson:	Present
Stock:	Absent	Frazier:	Present	Hunt:	Present
Meyers:	Present	Bruenger:	Present	Jean-Paul	Present

3. Approval of Minutes: Minutes of August 4, 2022, Regular Meeting were approved 6-0-1 upon motion by Mr. Meyers and second by Ms. Emerson.

4. Old Business: None.

5. New Business:

A. Case No.: PZ 2022-08:

Applicant: Cleveland Brown Sr. and Carol Brown

Request: Amend Zoning Classification from HC, Highway Commercial, to NC, Neighborhood Commercial on Property Located at 7607 Raytown Road.

1. Introduction of Application by Chairman.

Chairman Wilson introduced the application.

2. Explanation of any Ex Parte Communications Regarding the Application.

No members reported any ex parte communications regarding this application.

3. Enter Relevant Exhibits into the Record.

Chairman Wilson entered the staff report and supporting documents into the record.

4. Applicant's Comments on Application.

Cleveland Brown, Sr. and Carol Brown presented their application to the Planning Commission and discussed the reasons for the request. The Planning Commission asked several questions of the Browns, which they provided answers to.

5. Staff Presentation of Application.

Chris Gilbert, Planning & Zoning Coordinator provided the staff report, addressing the background of the request, compliance with the Raytown Comprehensive Plan Future Land Use Map, and use intentions for the property under the requested new zone.

6. Public Comments on Application.

There were no public comments on this application.

7. Commission Discussion.

The commissioners asked several questions of staff and the applicants which were all answered.

8. Commission Decision to Approve, Conditionally Approve, or Deny Application.

Mr. Frazier motioned and Mr. Hunt seconded to recommend approval of the requested zoning map amendment to the Board of Aldermen.

VOTE: Motion passed 6-1.

B. Case No.: PZ 2022-08:

Applicant: City of Raytown

Request: Amend Text of Chapter 50 of the Raytown Municipal Code to Modify Home-Based Business Regulations to Comply with Recent State Legislative Changes.

1. Introduction of Application by Chairman.

Chairman Wilson introduced the application.

2. Explanation of any Ex Parte Communications Regarding the Application.

No members reported any ex parte communications regarding this application.

3. Enter Relevant Exhibits into the Record.

Chairman Wilson entered the staff report and supporting documents into the record. Chris Gilbert requested the Public Hearing Notice Affidavit that was not part of the staff report documentation be entered into the record. It was accepted into the record.

4. Staff Presentation of Application.

Chris Gilbert, Planning & Zoning Coordinator provided the staff report, explaining that recently changes to State of Missouri statutes regarding home-based businesses required updates to existing zoning requirements for such businesses contained in Chapter 50, Zoning, of the Raytown Municipal Code.

5. Public Comments on Application.

There were no public comments on this application.

6. Commission Discussion.

The commissioners asked limited questions of staff regarding the proposed amendments.

7. Commission Decision to Approve, Conditionally Approve, or Deny Application.

Mr. Jean-Paul motioned and Mr. Frazier seconded to recommend approval of the text amendments to the Board of Aldermen.

VOTE: Motion passed 7-0.

6. Other Business- None

7. Set Future Meeting Date – Next scheduled meeting date is November 3, 2022.

8. Meeting was Adjourned at 8:24 PM upon motion by Mr. Meyers and second by Mr. Hunt.

Planning Commission Meeting

October 6, 2022

SIGN-IN SHEET

PLEASE PRINT LEGIBLY

Name	Mailing Address (Include City, State & Zip Code)	Daytime Phone #	Evening Phone #	E-Mail Address
Tramaine Ray	7453 N Flintlock Rd unit 817	817 2660082		
Carol Brown	9017 Crescent Ct	817 718 8066		
Cleveland Brown Sr	9017 Crescent Ct	816-298-7960		Cleveland1942@gmail.com
Sharon Cummings	13218 Crystal Ave 64030	816 309 6199		

AMERICAN RECOVERY SYSTEMS PROJECT UPDATE

11901 JESSICA LANE

October 18, 2022

Addendum to Ordinance No. 5681-21

Advanced Recovery Systems wishes to include mental health services at its facility at 11901 Jessica Lane. The state will certify Advanced Recovery Systems for residential and outpatient treatment of alcohol and drug abuse because that was what was approved under the Conditional Use Permit (“CUP”). The majority of the building will continue to be used primarily for residential and outpatient treatment of alcohol and drug abuse as originally approved under the CUP. In order to approve a license application for the provision of mental health services, the state requires the approving Ordinance to acknowledge such services.

Advanced Recovery Systems affirms that the inclusion of mental health services at 11901 Jessica Lane will not change any of the following items from the original CUP approval:

- (a) no change in anticipated traffic patterns/parking demand;
- (b) the facility does not provide acute/emergency services and will not be a trauma/crisis center;
- (c) clients are voluntarily admitted after a thorough pre-screening process; and
- (d) the facility will be certified/licensed by the State.

The Developer is asking that the Board of Alderman consider this matter on 11/15/2022 and respectfully requests suspension of the rules to allow two separate Ordinance readings to facilitate the Developer’s required licensure before the end of the year.



PZ 2022-10

To: City of Raytown Planning and Zoning Commission
From: Chris Gilbert, Planning & Zoning Coordinator
Date: November 3, 2022
Re: Application for Rezoning

APPLICATION SUMMARY

Applicant: Stauffer Properties, LLC
Project Contact: Tim Stauffer, John Roe of The Roe Law Firm, LLC
Property Location: 9313 E. 63rd Street
Request: Rezoning from Neighborhood Commercial (NC) to Low Density Residential (R-1)

BACKGROUND INFORMATION:

Tim Stauffer, through Stauffer Properties, LLC, the owner of the subject parcel, is requesting to rezone this already developed 0.49-acre parcel, Blue Crest Lot 7 (platted in 1925 on what was then Blue Ridge Blvd., not 63rd Street), located at 9313 E. 63rd Street from Neighborhood Commercial (NC) to Low Density Residential (R-1). The applicant is requesting the rezoning to permit use of the property for residential purposes. The existing structure on the property was originally a single-family residence, was later turned into a stained-glass business, and when the business closed in 2017, the property sat vacant until Mr. Stauffer purchased it.

Mr. Stauffer consulted the City about permitted uses and briefly had a carpet business operating at the property but the business quickly exceeded the intent for the NC, Neighborhood Commercial District by also permitting employees to reside on the property and storing business materials and excess vehicles. Following notification by the City, Mr. Stauffer took action to remove the tenant and decided to avoid such issues in the future by filing this application to return the property to residential use only.

The Future Land Use Map Designation is Single Family Residential, which is the required category to accommodate the requested zoning, so no map amendment is necessary (See attached Future Land Use Map).

REZONING APPLICATION FACTORS TO BE CONSIDERED

When considering a rezoning application, the following criteria should be considered to determine if the application should be approved.

1. CHARACTER OF THE NEIGHBORHOOD

The character of the neighborhood is a mix of small office buildings, vacant land, and multi-family residential facing 63rd Street, and immediately behind these properties to the south are residences in a low-density residential zone.



FIGURE 1: Surrounding Zoning

2. ZONING AND CURRENT USES OF NEARBY PROPERTY

The following provides an overview of the zoning and existing land uses on properties surrounding the subject area:

	<u>ZONING</u>	<u>EXISTING LAND USES</u>
South:	R-1	Low Density Residential
North:	NC	Agricultural (Horse Farm)
East:	NC	Multi-Family Residential, Office Commercial
West:	NC	Office Commercial / Vacant Land

3. SUITABILITY OF ZONING FOR CURRENT USE

The subject property, while it has been utilized for a low key commercial stained glass business activity in the past, is located at the juncture where Blue Ridge Blvd. connects to 63rd Street at an extreme oblique angle. This is a serious safety issue for any future commercial use of this property as the driveway serving the property also connects to 63rd Street at this point. Having significant customer traffic trying to access 63rd Street from the property at the same time as drivers eastbound on Blue Ridge Blvd. are looking to the west to watch for gaps in traffic to also access 63rd Street is not an ideal situation. Returning the property to Low Density Residential would significantly drop the number of vehicle trips generated by the property per day, creating a much safer situation. The property also lacks a sufficient driveway and parking lot to accommodate the types of uses common in the Neighborhood Commercial zone.



FIGURE 2: FRONT VIEW (L) AND REAR YARD/DRIVEWAY (R) OF SUBJECT PROPERTY

4. DETRIMENTAL EFFECTS TO NEARBY PROPERTIES IF REZONING IS APPROVED.

There are no expected detrimental effects that could occur to nearby properties if this rezoning case is approved. Low Density Residential is the lowest intensity zone from both a traffic generation and an intensity of use viewpoint and should have no impact on the higher intensity of uses surrounding the property. Rezoning would remove a single office space from the overall market in Raytown but should have little impact on the leasing market for such space.

5. LENGTH OF TIME OF VACANCY.

The property has been vacant since the stained-glass company left in 2017 until purchased by Stauffer Properties, LLC, in 2021.

6. CONSIDERATION OF PUBLIC INTEREST.

1. Public Health: The proposed residential zoning should not have any noticeable effect on public health. Utilities are available to this site. Public health should be improved by having a full-time resident caring for the property, particularly having been vacant for several years recently.

2. Public Safety: The proposed residential zoning should improve public safety by reducing the daily number of vehicle trips to and from the property as compared to a typical commercial use, making the intersection of Blue Ridge Blvd. to 63rd Street where the driveway to this property also connects, far safer.

3. Public Welfare: The proposed residential zoning should contribute to the public welfare through regular maintenance and upkeep of the property by having a full-time resident(s) on the property. If the property remains commercial zoned, it could very likely experience long vacant periods again like it did from 2017 to 2021 as it is not a natural commercial property, having been constructed originally as a single-family house. This scenario does not generally lead to good property upkeep situations and thus detrimental to the public welfare.

7. IMPACTS ON PUBLIC SERVICES AND UTILITIES.

All necessary utilities and public services are available and capable of serving the proposed use so there should be no issues with impacts on public services and utilities.

8. CONFORMANCE WITH THE COMPREHENSIVE PLAN.

The Future Land Use Map contained in the 1995 Raytown Comprehensive Plan and the Update adopted in 2002 identifies the subject property as Single Family Residential, so the requested rezoning is in compliance with the current Comprehensive Plan Land Use Map designation for the subject parcel.



FIGURE 3: REAR VIEW OF SUBJECT PROPERTY WITH BACK ENTRY GARAGE(L) AND DRIVEWAY CONNECTION AT INTERSECTION OF 63RD STREET AND BLUE RIDGE BLVD. (R)

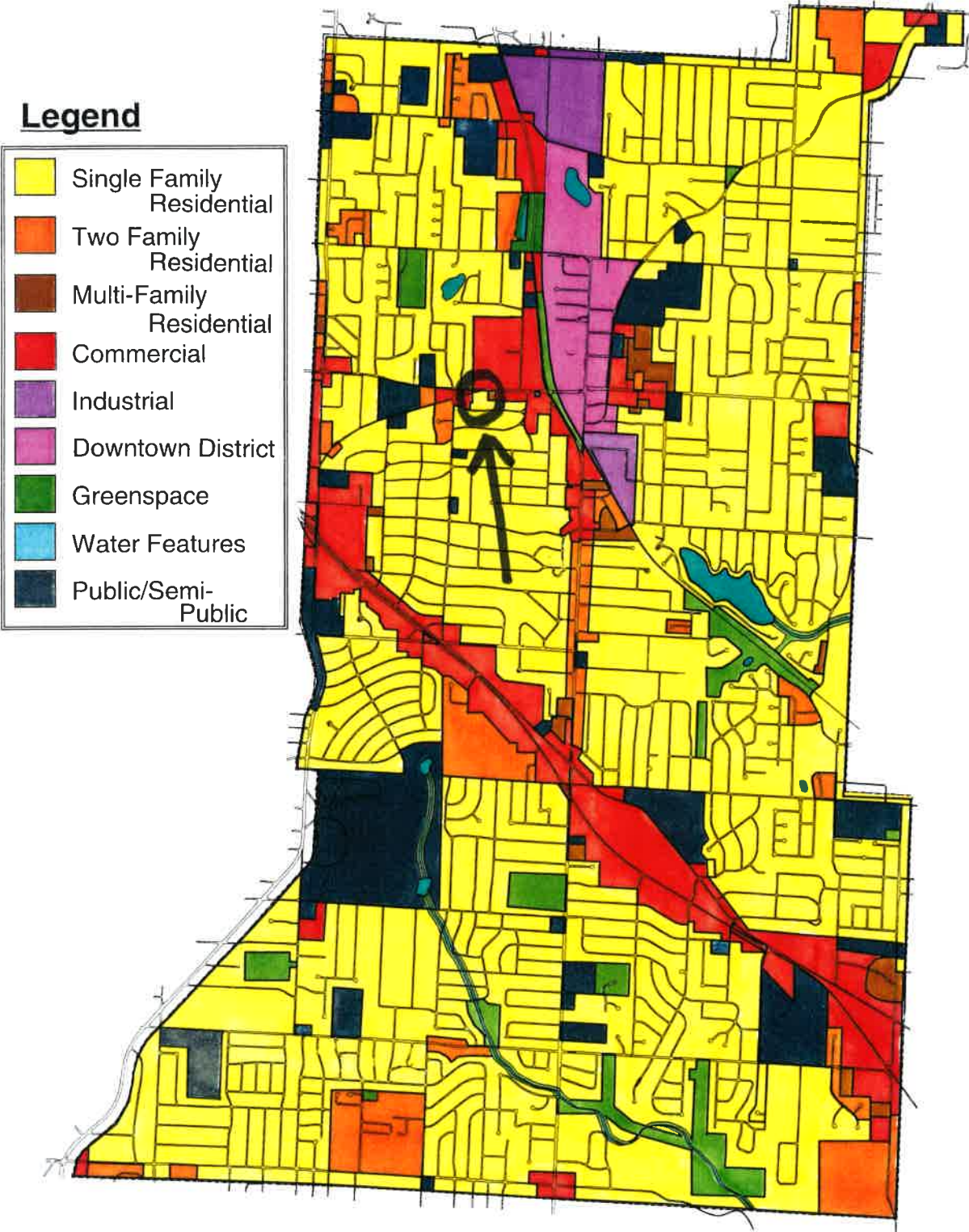


Staff Recommendation:

Staff recommends that this rezoning request be recommended for approval to the Board of Aldermen based upon the following determinations:

1. The benefit gained to public safety at this location by substantially reducing the number of daily conflicts occurring where the property driveway connects at the intersection of Blue Ridge Blvd. and 63rd Street, compared to what a commercial use would cause.
2. The benefit to public welfare at this location by having a residential user on the property that provides regular property upkeep compared to the likely continued long stretches of vacancy as a commercial property that leaves it vulnerable to poor property upkeep, break-ins, and vandalism.
3. Changing the Zoning Classification of the subject property from NC, Neighborhood Commercial, to R-1 Low Density Residential would make the property compliant with the Raytown Comprehensive Plan Future Land Use Map.
4. The property in its current state is not designed to be a commercial property. It was built as a single-family residence

Figure 11
Future Land Use Map





Case Number _____
Date Received _____

CITY OF RAYTOWN
APPLICATION FOR REZONING

PART I BACKGROUND INFORMATION

1. This request applies to property at the following address:
9313 E. 63rd Street, Raytown, Mo.

2. The name (s), address(es), and phone number(s) of the property owners: (As listed on the deed)

Name	Address	Phone
Stauffer Properties LLC, Tim Stauffer	6320 Brookside Plaza, Suite 1300, Kansas City, Mo. 64113	816-799-6435

3. We, the property owner(s), do hereby appoint the following person as our agent during consideration of our request:

Name	Address	Phone
John W. Roe	The Roe Law Firm LLC, Corporate Hills North, 4444 N. Belleview Ave., Suite 208, Kansas City, Mo.	816-421-9000

4. The property is currently being used for the following purposes:

residential

5. We propose that the zoning of the property be changed from Comm to Residential.

6. Please list all existing structures and their heights located on the property:

Structure	Height
SF House	1 story

7. We, the undersigned, do hereby authorize the submission of this application and associated documents, and do hereby certify that all the information contained therein is true and correct. (Signatures of property owners).

[Handwritten signature]

PART II REZONING AMENDMENT STATEMENT

This statement will become part of the application. This is an opportunity to justify approval of a zoning amendment. The information requested pertains to factors that will be considered in reaching a decision on applications.

If the space provided is not adequate, the applicant may attach additional pages. The applicant is also encouraged to submit any other pertinent information, such as photographs, drawings, maps, statistics, legal documents, and letters of support.

- A. The proposed development will be in keeping with the character of the neighborhood because:

Adjacent on the South is existing ^{SF} residential - also to the southeast and southwest.
Vacant, residential sized lots to the west.
Existing SF residential to the northwest.
Residential use to the east (apartment building).
The subject property has a SF house on it - it is being used residentially. Subject is consistent with the SF character of the neighborhood.

- B. The proposed use will be consistent with the zoning and uses on nearby parcels because:

The subject property has a SF house on it.
The subject is consistent with the zoning on nearby parcels because the nearby parcels are zoned for residential.

The subject is consistent with uses on nearby parcels because the use of nearby parcels is residential.

C. This property is more suited for its proposed zoning than its current zoning because:

The current zoning is a commercial zoning and there is a SF house on the subject property. The property is more suited for its proposed residential zoning because the subject property adjoins SF residential and has a SF structure on it.

D. The proposed zoning will have the following detrimental effects on nearby parcels:

The proposed rezoning would be a "downzoning" in that it would go from a commercial designation "down" to a residential designation.

The downzoning would not have a detrimental effect on nearby parcels in that nearby parcels are SF homes. The downzoning would eliminate this commercial zone from being adjacent to SF. Therefore, no detrimental effect.

E. Prior to submitting this application, the property has been vacant for:

N/A - the property is occupied.

F. If the application is denied, the property owner(s) will face the following hardships:

The property owner will be left with a residential property that has a SF house on it that the city will say is a commercial property only. This will result in a financial hardship and a use hardship with no ability to obtain a use variance.

G. The proposed development implements the Comprehensive Plan in the following ways:

H. Public facilities and utilities are adequate to serve the proposed use as follows:

Water, sewer, gas and electric all currently serve the subject property in sufficient size and quantity.

I. Additional comments:

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF JACKSON

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Jacob Beran** on behalf of **THE DAILY RECORD, KANSAS CITY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **October 14, 2022** edition and ending with the **October 14, 2022** edition, for a total of 1 publications:

10/14/2022

Notice of Public Hearings

Affected Property: 9313 E. 63rd Street, Raytown, Missouri
Jackson County Parcel ID #
45-240-04-08-00-0-00-000

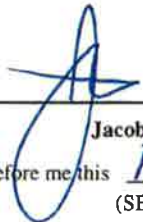
A public hearing to consider an application to change the zoning classification on the property located at 9313 E. 63rd Street from NC, Neighborhood Commercial District, to R-1, Single Family Residential District, filed by Stauffer Properties, LLC, of Kansas City, Missouri, will be held by the Raytown Planning & Zoning Commission at **7:00pm on Thursday, November 3, 2022**. The packet and agenda should be available for view on the City of Raytown website on Friday, October 28, 2022.

The Raytown Board of Aldermen will also hold a public hearing to consider this application for a change of zoning classification, tentatively scheduled for **7:00pm on Tuesday, December 6, 2022**.

All public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E. 59th St. Raytown, MO 64133.

The public is invited to attend the public hearings to ask questions and provide comment. Additional information can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59th Street, by telephone at (816) 737-6059 or by e-mail at chrisg@raytown.mo.us.

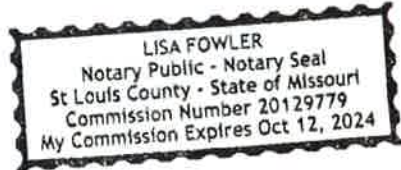
If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816) 737-6014 no later than 48 hours prior to the applicable public hearing date.
12165012 Jackson Oct. 14, 2022



Jacob Beran
Subscribed & sworn before me this 18TH day of Oct, 2022
(SEAL)



Notary Public



MAILING LIST FOR 7607 Raytown Rd Rezone Application, Case PC 2022-08 Carol Brown

OWNER	OWNER ADDRESS	TENANT	TENANT ADDRESS
Keith Stephenson	10917 E. 57 th Street, Raytown, MO 64133		
Jillian Barber & Logan Hoffman	9350 E. 64 th Street, Raytown, MO 64133		
Joyce McKay & Michael Thomas Trust	7315 Woodson Rd., Raytown, MO 64138		
Swisher Ventures, LLC	P.O. Box 16513, Kansas City, MO 64133		
Larry & Karen Gile	9366 E. 64 th Street, Raytown, MO 64133		
Patrick & Loretta Murray	9400 E. 64 th Street, Raytown, MO 64138		
MDS & M Investments, LLC	9415 Princeton Cir., Highlands Ranch, CO 80130		
Engeman Holdings, LLC	5702 Eastwood Ct., Kansas City, MO 64129		
3817 Paso Blvd., LLC	5241 Richardson Dr., Fairfax, VA 22032		
RT Equestrian Park, LLC	9508 E. 63 rd Street, Raytown, MO 64133		
Professional Office Bldgs, LLC	9508 E. 63 rd Street, Raytown, MO 64133		

October 11, 2022

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing an application filed by Stauffer Properties, LLC, of Kansas City, Missouri, requesting the zoning on property located at 9313 E. 63rd Street within the city limits of the City of Raytown, Missouri, be changed from NC, Neighborhood Commercial District, to R-1, Single Family Residential District. As a nearby owner or tenant, you are entitled to appear and provide comment at any of the public hearings on this matter or to provide written comment.

The applicant will be holding a neighborhood information meeting in the City Council Chambers at 10:00 AM on Thursday, October 20, 2022, to which you are invited to discuss the application directly with them. City staff will not be present at this time. If you have any concerns or need more information about the application, this is a good meeting to attend.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission **at 7:00 PM on Thursday, November 3, 2022.** The full packet and agenda should be available for view on the City of Raytown website on Friday, September 30, 2022.

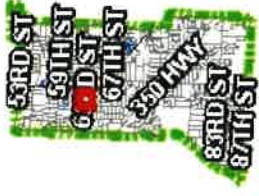
The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for **7:00 PM on Tuesday, December 6, 2022.**

All public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E. 59th St. Raytown, MO 64133.

The public is invited to attend the neighborhood meeting and the public hearings to ask questions and provide comment regarding this application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59th Street, by phone at (816) 737-6059 or by e-mail at chrisg@raytown.mo.us.

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816) 737-6014 no later than 48 hours prior to the applicable public hearing date.

Raytown, MO



- Legend**
- Road
 - Parcel
 - Address Point
 - City Limit



1 in. = 189ft.

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



REZONING

APPLICATION NUMBER
PC 2022-10 NC to R-1

FROM 10-19-22 TO 12-7-22

PUBLIC HEARING AT CITY HALL
BEFORE THE TOWN PLANNING COMMISSION ON

11-3-22 @ 7:00 P.M.

CITY OF RAYTOWN, MISSOURI

Unauthorized Removal, Detaching, or Destruction of this
Sign Permittable By Law.





ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

04/14/2021 3:26 PM
COV FEE: \$27.00 3 PGS

INSTRUMENT NUMBER
2021E0040291

After Recording, Send To
Total Title Services
7508 Slate Ridge Blvd
Reynoldsburg, OH 43068

Send Tax Bills To:
Stauffer Properties, LLC
6320 Brookside Plaza Suite 308
Kansas City MO 64113

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
SEE EXHIBIT A**

GENERAL WARRANTY DEED

This Indenture was made on April 9, 2021.

Keith Stephenson, a single man, hereinafter grantor, for valuable consideration paid, grants, with general warranty covenants to **Stauffer Properties, LLC**, hereinafter grantee, whose tax mailing address is **6320 Brookside Plaza, Suite 1300, Kansas City, MO 64113** the following real property:

SEE ATTACHED EXHIBIT A

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on April 9, 2021 :

[Handwritten Signature]

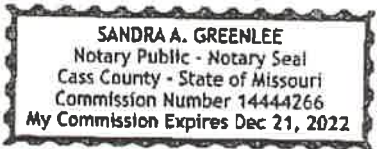
Keith Stephenson

STATE OF Missouri
COUNTY OF Jackson

Sandra A. Greenlee
Notary Public

The foregoing instrument was acknowledged before me, on April 9, 2021 by **Keith Stephenson** who is ~~personally known to me~~ or has produced Driver's License as identification and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Sandra A. Greenlee
Notary Public *Sandra A. Greenlee, Notary Public*
My Commission Expires 12-21-2022



This instrument prepared by:
Jay A. Rosenberg, Esq., Missouri Bar Number 68253; Rosenberg LPA, Attorneys At Law, 9078
Union Centre Blvd., Suite 350, West Chester, Ohio 45069.

EXHIBIT A

Property 1:

The following described Real Estate, situated in the County of Jackson and State of Missouri, to-wit:

Lot 7, Block 1, BLUECREST, a Subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof. Parcel ID: 45-240-04-08-00-0-00-000

Property 2:

The following described Real Estate, situated in the County of Jackson and State of Missouri, to-wit:

TRACT I:

Lot 7, Block 1, Bluecrest, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof.

Parcel ID: 45-240-04-34-00-0-00-000

Property 3:

The following described Real Estate, situated in the County of Jackson and State of Missouri, to-wit:

All that part of Lot 8, Block 1, BLUECREST, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof, described as follows: Beginning at a point on the North line of said Lot, 70 feet of the Northwest corner thereof; thence easterly to the northeast corner of said lot; thence south along the east line thereof to the southeast corner thereof; thence West along the south line thereof to a point 56.5 feet east of the southwest corner of said lot; thence northerly to the point of beginning.

Parcel ID: 45-240-04-10-00-0-00-000

Property 4:

The following described Real Estate, situated in the County of Jackson and State of Missouri, to-wit:

All that part of Lot 8, Block 1, Bluecrest, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof, described as follows: Beginning at a point on the north line of said Lot, 70 feet East of the Northwest corner thereof; thence easterly to the northeast corner of said Lot; thence South along the East line thereof to the southeast corner thereof; thence West along the South line thereof to a point 56.5 feet East of the Southwest corner of said lot; thence northerly to the point of beginning.

Parcel ID: 45-240-04-09-00-0-00-000

Property 5:

Lot 1, Waight's Resurvey of Lots 9, 10, 11 and 12, Block 1, Bluecrest, A Subdivision in Raytown, Jackson County, Missouri, According to the Recorded Plat Thereof. Parcel ID: 45-240-04-11-00-0-00-000



JACKSON COUNTY JOINT GOVERNMENTAL TAX PAYMENT RECEIPT

RECEIPT NUMBER: 12994390
 Entered: 1/10/2022 1:07 PM
 Interest Date: 1/10/2022

Page 1 of 2
 Cashier: userweb Printed By: WILLIPASS
 Drawer: -1

Receipt Applied To:

Property Account No.	Year	District	Amount Applied	Unpaid Balance*	Description
45-240-04-08-00-0-00-000	2021	022	\$2,718.52	\$0.00	A/V Principal- Commercial
	2021	REPL	\$413.86	\$0.00	Replacement Tax
	2021	REPL	\$6.21	\$0.00	Property Tax Interest
	2021	022	\$40.78	\$0.00	Property Tax Interest
	2021	REPL	\$12.60	\$0.00	Chapter 52 Fee
	2021	022	\$82.78	\$0.00	Chapter 52 Fee
	2021	REPL	\$21.00	\$0.00	Chapter 141 Fee
	2021	022	\$137.97	\$0.00	Chapter 141 Fee

Amount Applied for Tax Year 2021 \$3,433.72 \$0.00 Unpaid Balance Amount for Tax Year 2021

Agency	Amount
JACKSON COUNTY	\$167.7313
MID-CONTINENT LIBRARY	\$99.8785
RAYTOWN SCHOOL C-II	\$1,820.1611
CITY - RAYTOWN	\$137.2321
FIRE DISTRICT - RAYTOWN	\$376.3586
BOARD OF DISABLED SERVICES	\$19.0944
METRO JUNIOR COLLEGE	\$58.4064
MENTAL HEALTH	\$31.0176
REPLACEMENT TAX	\$413.8600
STATE BLIND PENSION	\$8.6400

Situs Address: 9313 E 63RD ST, RAYTOWN
 Legal Description: BLUE CREST
 LOT 7

Total Paid on This Receipt: \$3,433.72

Run: 2/7/2022 4:31:20 PM

End of Receipt Number 12994390: 1 Page

[ascend 30]

Notes:

*Interest , penalties and fees will be assessed on any unpaid balance amount. The amount of any unpaid balance shown on this receipt is the unpaid balance amount at the time the receipt is run, exclusive of such interest, penalties and fees. Changes in the taxable value may alter your unpaid balance amount.

Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed.

PAYER:
 STAUFFER PROPERTIES LLC
 6320 BROOKSIDE PLZ STE 1300
 KANSAS CITY MO 64113

OWNER:
 STAUFFER PROPERTIES LLC
 6320 BROOKSIDE PLZ STE 1300
 KANSAS CITY MO 64113



PZ 2022-11

***** WORK SESSION MEMO *****

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: November 3, 2022

Re: Zoning Text Amendments, Proposed New GB, Gateway Business District Regulations

TEXT AMENDMENT SUMMARY

Brad McDonald of McDonald Metro Properties submitted an application to rezone 7 properties in the 5500 to 5600 blocks of Raytown Road from the current Neighborhood Commercial zone to Manufacturing, which the properties were originally zoned for from incorporation in 1954 until the early 1970s when they were rezoned to a category of commercial and has been some form of commercial zone designation ever since. The majority of the structures existing today along Raytown Road, including Mr. McDonald's, were constructed as industrial manufacturing and warehousing buildings prior to the mid-1970s down-zoning by the City to commercial.

The present-day issue for all of these industrial building owners is the difficulty inherent in finding buyers or tenants for their buildings when the only permitted uses are low key neighborhood commercial uses similar to what exists along 63rd Street in downtown Raytown. Additionally, avoiding vacant buildings is in the best interest of the City as well. The Comprehensive Plan Future Land Use Map intended for the affected area, shown on the attached map, to be industrial in one part of the area, commercial in another part and public/semi-public in another, not commercial for the entire area.

The intent of the focus groups in the late 1990s that applied the 1995 Comprehensive Plan recommendations to the new Zoning Ordinance and Official Zoning Map adopted in the year 2000, of which I was in some of these meetings while I was on staff during this time period, was to create an inviting entry gateway to Raytown at the north City Limit on Raytown Road. This gateway area was supposed to experience commercial growth and development complementing the Super Splash Water Park, which was very popular and had an almost regional draw area at the time. 22 years later, the water park is closed and almost no commercial development has been realized. The impacts on many of the formerly industrial zoned businesses that have been in Raytown for a long time has been substantial however, as the owners struggle to sell or occupy their buildings under the existing commercial use only restrictions.

All this being said, staff consensus was clearly that bringing back the M, Manufacturing zone in this corridor would bring with it its own set of consequences. It was decided that a far better approach would be to look at creating an entirely new zoning district, the GB, Gateway Business District, that would retain the original intent to encourage commercial development, but also



Staff Report

Community Development
Planning and Development Services

permit the former industrial zoned businesses in this corridor to continue to find tenants and buyers to keep their buildings occupied, all within a regulatory framework that incorporates certain use restrictions and employs design guidelines for all construction activities in the zone, while at the same time creating a wider palette of permitted and conditional uses to create a mix of "clean industrial" uses, contractor businesses, and commercial/retail operations.

Staff reviewed zoning documents from other cities in the metropolitan area to help craft the new GB, Gateway Business District regulations, including Grandview, Parkville, Olathe, and Gladstone. Attached to this memo are proposed draft regulations for the new district as well as recommended Permitted and Conditional uses for this zone to place in the new Use Table spreadsheet category for the GB District.

STAFF RECOMMENDATION










Staff requests the Planning Commission consider the attached draft regulations.

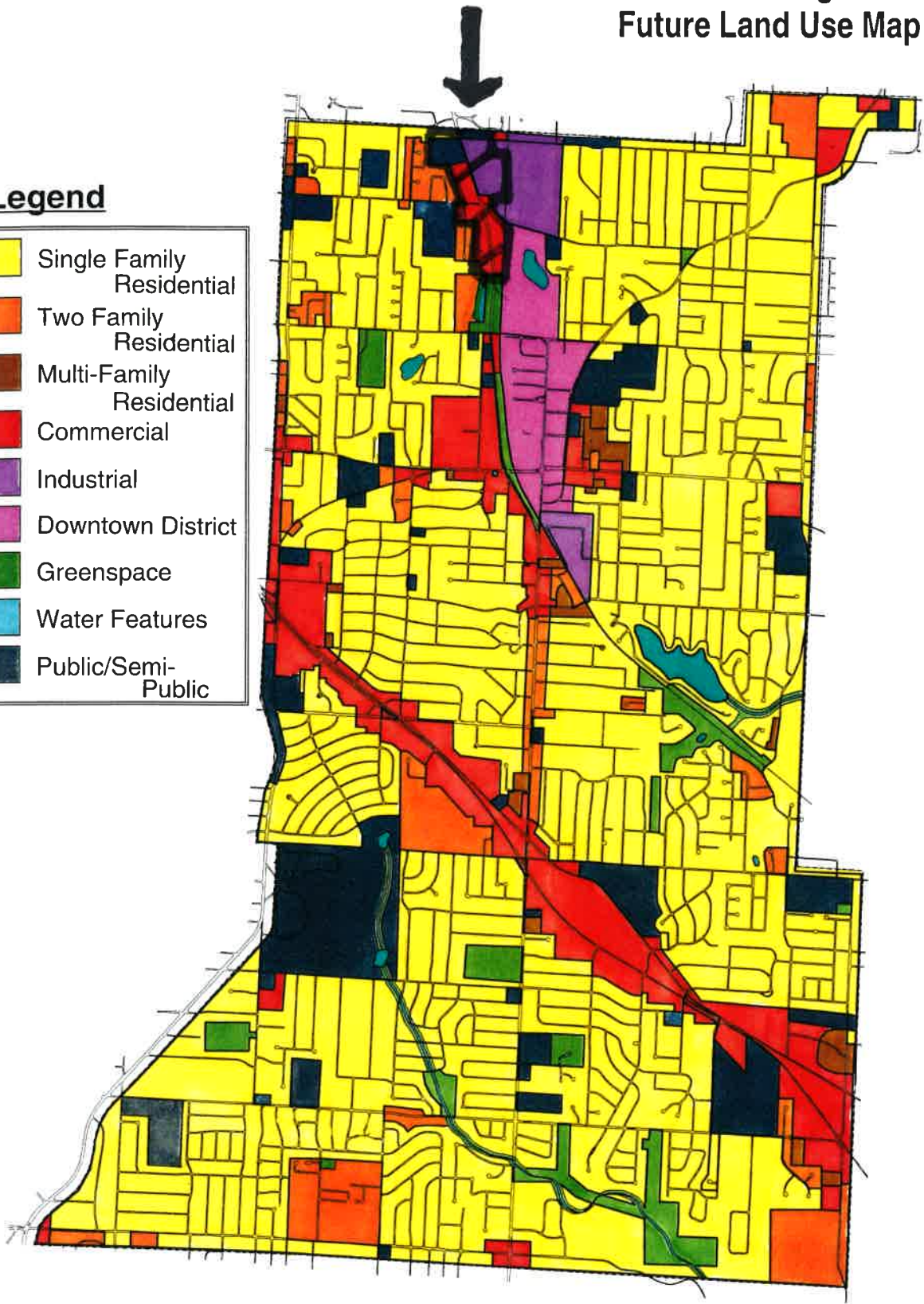
Attachments:

- Proposed Zoning Ordinance Text Amendments to Chapter 50, Zoning
- Proposed Official Zoning Map Amendment Area to Implement the Proposed New GB Zone

Figure 11
Future Land Use Map

Legend

-  Single Family Residential
-  Two Family Residential
-  Multi-Family Residential
-  Commercial
-  Industrial
-  Downtown District
-  Greenspace
-  Water Features
-  Public/Semi-Public



Raytown Comprehensive Master Plan

Gould Evans Associates, P.C.
Griffith + Associates
Shafer, Kline + Warren Associates

MAP OF AREA PROPOSED TO BE REZONED TO NEW

GB, GATEWAY BUSINESS DISTRICT



EXHIBIT A

CHAPTER 50, ARTICLE IV – DIVISION 20 – GATEWAY BUSINESS DISTRICT

Sec. 50-226. - Application.

The regulations set forth in this section, or set forth elsewhere in these regulations, when referred to in this section, are the regulations in the Gateway Business District (GB). The Gateway Business District is intended primarily to encourage a diverse mix of retail, office, contractor's offices, clean industrial/office/warehousing uses that do not include product laydown yards and vehicle repair uses. Applicants for new development, redevelopment or expansions in the Gateway Business District shall submit a site plan in accordance with the provisions of this chapter and a site plan must be approved prior to the issuance of any permit for building or construction in the Industrial District.

Sec. 50-227. - Use regulations in the Gateway Business District.

The uses permitted in the Gateway Business District shall be specified in the use table provided in Section 50-107. No other building, land or premises shall be used, and no building or structure shall be hereafter erected or altered unless otherwise provided for in these regulations.

Specifically Prohibited Uses:

- (a) Vehicle/Equipment Storage Yards as the principal use (includes equipment rental facilities and tow lots). Exception: Fully paved, screened, and landscaped business vehicle parking and storage areas (includes mobile equipment such as trailers and road maintenance machines) accessory to existing office and operational buildings on the property can be approved with issuance of a Conditional Use Permit.
- (b) Vehicle Repair or Vehicle Sales, New or Used.
- (c) Outdoor storage of materials, product laydown yards or waste debris from on-site or off-site operations not stored within a fully enclosed structure.
- (d) Self-storage facilities.
- (e) Any use involving hazardous materials on any property or portion thereof in this District that is located within a flood prone area shown on the most recent FEMA map, and as such zones are identified as prohibiting such hazardous materials in Division 11, Floodplain, of Article IV of this Chapter.
- (f) All intense industrial uses including concrete and asphalt plants, large manufacturing or warehousing facilities over 30,000 square feet and any facility manufacturing or storing hazardous materials in quantities greater than can be considered incidental to the operation of the use.

Sec. 50-228. - Height, area and yard regulations.

- (a) **Height.** Buildings or structures shall not exceed 50 feet.
- (b) **Front yard.** The front yard depth shall be at least 20 feet.
- (c) **Side yard.** There shall be a side yard on each side of a building; no side yard shall be less than 15 feet.
- (d) **Rear yard.** The rear yard depth shall be at least 20 feet.
- (e) **Maximum lot coverage.** 80 percent maximum including all portions of the lot that are paved or covered by a structure. 20 percent of the lot shall remain open space area for required landscaping and buffering.
- (f) **Lot size requirements.** (Only applies to newly created parcels or lots approved by the City and recorded with the Jackson County Recorder of Deeds in compliance with the Minor Subdivision or Platting process contained in Chapter 38 of the Raytown Municipal Code. Any currently existing legal lot or parcel of record is considered buildable if it can meet the setback, lot coverage maximum, landscaping/buffering requirements, and any additional requirements imposed through the site plan review and approval process)
 - (1) Minimum lot area: 20,000 square feet.
 - (2) Minimum lot width: 100 feet.
 - (3) Minimum lot depth: 150 feet.
- (g) **Buffer zone.** Every tract zoned GB, Gateway Business District, that is adjacent to any zoning district with an "R" in its title, or directly abuts the Rock Island Trailway shall have a fully landscaped and screened buffer zone of at least 20 feet along the boundary line between the districts (or between the GB District property and the Rock Island Trailway), or if said boundary line is in the center of a street, along the edge of a street right-of-way abutting the GB district.
- (h) Section 50-229, containing the Gateway Business District Design Standards, shall apply to all construction of any new building, addition, or structure on any lot or parcel within this District.

Sec. 50-229. – Gateway Business District design standards.

- (a) **Applicability.** The provisions of this division shall be applicable to the construction of any new building, addition, or structure within the GB, Gateway Business District, including all utility service facilities such as electric substations. The design standard requirements of this section shall take precedence over the requirements of the Highway 350 Corridor Overlay District design standards, should both sets of design standards be applicable to a single property.

- (1) Where an applicant proposes to construct a new building or structure on a parcel or lot with an existing principal building or structure or an addition or expansion to an existing principal building or structure, then:
 - a. All of the applicable provisions of this section shall apply to the new construction;
 - b. Building appearance guidelines shall apply only to the new addition and materials and colors used shall be compatible with the principal structure so not to appear to be an addition.
 - c. The provisions of this section regarding trash receptacle screening standards shall apply to the existing building or structure and the existing site; and
 - d. Any other applicable provisions of this chapter, including landscaping in all yard areas and screening adjacent to the Rock Island Railway, shall apply to the existing building and site.
 - (2) Where the applicant proposes to construct a new building or structure on a vacant parcel or lot, all of the provisions of this section shall be applicable to the new construction and the entire parcel or lot.
 - (3) Any parcel or lot in this District with only accessory type structures that are not principal structures shall be considered as vacant for purposes of this section. This category includes small storage sheds and metal buildings that would commonly be viewed as accessory buildings.
 - (4) Where the applicant proposes to construct only a new driveway or parking area, hard surface an existing gravel drive, parking lot, vehicle/equipment storage area, or build a new loading dock, service area or outdoor storage area consistent with the use regulations of this District in Section 50-227, the provisions of this section shall apply only to the new construction.
- (b) *Development policy for the Gateway Business District.* The level of design quality and building appearance required for the construction of buildings and related facilities in this District is subject to a tiered pattern dependent upon location, visibility, and character of the surrounding area. Required design quality standards vary based on the following:
- (1) *High visibility or sensitive areas.* The highest development standards, including building materials and architectural design are required for buildings within this category. Such developments will be expected to achieve the full intent of this policy contained within these design guidelines. Properties subject to this category are those with the following attributes:
 - a. Properties located adjacent to, and visible from, residential neighborhoods.
 - b. Properties located adjacent to or visible from the Rock Island Railway.

- c. **Properties adjacent to, or visible from, Raytown Road.**
- (2) ***Secluded or low visibility areas.*** Properties located in secluded areas or in areas with minimal visibility will be permitted the greatest flexibility and leniency in achieving the design guidelines for nonresidential building appearance.
- (c) ***Site design guidelines.*** The purpose of the site design guidelines is to ensure the function, quality, and appearance of proposed development is compatible when considered in the context of the surrounding area. How the building layout relates to other site design considerations and elements will be considered as part of design review.
- (1) The development design shall utilize the opportunities and reflect the constraints created by floodplains, slopes, soils, vegetation and other physical features. Engineering techniques shall not be utilized to force-fit development into the environment.
- (2) Open storm drainage and detention areas visible to the public shall be incorporated into the design of the development as an attractive amenity or focal point.
- (3) The impact of the development on adjacent land uses shall be minimized by controlling building orientation, site design, landscaping, and architectural design.
- (4) The number and location of entrances shall be consistent with the existing of anticipated design of adjacent streets. The specific locations of entrances are largely dependent upon the following factors:
- a. The location of existing or planned median breaks;
- b. Separation requirements between the entrance and major intersections;
- c. Separation requirements between other entrances;
- d. The need to provide shared access with other sites;
- e. The need to align with previously approved or constructed access points on the opposite side of the street;
- f. The minimum number of entrances needed to move traffic onto and off the site safely and efficiently.
- (5) Entrance drives shall provide for efficient ingress and egress free from parking spaces backing into the driveways.
- (d) ***Building appearance guidelines.*** The purpose of these guidelines is to ensure the function, quality, and appearance of proposed structures are compatible when considered in the context of the surrounding area. How the architecture relates to other site design considerations and elements will be considered as part of the overall design review process. The following guidelines shall apply in high visibility or sensitive areas:

- (1) Buildings should be designed in an attractive and interesting manner.
 - (2) Compatible architectural design, including building materials and colors, shall be used throughout the development area. Designs should provide visual interest and variety.
 - (3) Architectural details such as texture, pattern, color and building form used on the front facade shall be incorporated on all building facades visible from all public right-of-ways, residential properties and the Rock Island Trailway. However, such requirements shall not apply to any facades facing service areas, storage yards, or other areas generally not visible to the public.
 - (4) Building walls should be varied to break up long expanses of façade, to create shade and shadow; and to create human scale.
 - (5) Building materials shall be of equal or higher quality compared to the materials of structures in the area. Limited dissimilar materials may be permitted when incorporating other characteristics such as scale, form, architectural detailing, and color that contribute to creating a visually interesting District.
 - (6) Materials requiring low maintenance are recommended over high maintenance materials. For instance, materials with integral color are generally recommended over materials that require painting.
 - (7) Building facade materials shall consist primarily of brick, stone, stucco, or a combination thereof. Metal, wood, or plastic materials may only be used on exterior facades as secondary facade materials.
 - (8) Service and mechanical areas shall be designed as an architectural feature of the building and entirely screened from view to the extent possible.
- (e) *Loading docks, service areas, and vehicle/equipment storage yard screening guidelines.* The purpose of these guidelines is to ensure that service and storage activities are oriented on the property in a manner that is consistent with the character of the area, privacy, and aesthetic considerations.
- (1) Unattractive elements, such as trash, service, storage and loading areas are to be located out of public view from adjacent streets, residential properties, and the Rock Island Trailway.
 - (2) If the back or sides of a building must be oriented toward public streets or highly visible areas, such areas must provide visual interest through a combination of architectural detail, landscaping, and berms.
 - (3) Buildings should be designed in a manner so that loading docks, service areas and vehicle/equipment storage yards are screened either by a building wall or a screening wall, or integrated into the building design to not be noticeably visible. Screening walls constructed for this purpose are not fences as regulated by Chapter 50, Article

- VII and may be constructed, with proper engineering design, to exceed 6 feet in height to fully screen the specific activity.
- (4) Screening walls should include elements such as landscaping to soften the wall's appearance and some architectural detailing to create visual interest.
 - (5) Design elements shall also be designed to control noise generated from service activities and mechanical equipment.
 - (6) If a development or individual building is designed to "back" up to residential properties or the Rock Island Railway, significant landscaping and a berm will be required. Screening walls may also be required to provide an adequate buffer.
 - (7) When fencing is provided along a property line, a decorative fencing material and architectural accents shall be used which are compatible with the overall development. Fencing must be designed in a manner to create variety such as, but not limited to, staggering the fence line and incorporating wrought iron or masonry columns. Compliance with the fencing requirements of Chapter 50, Article VII, is required.
- (f) *Screening of ground and building mounted mechanical equipment guidelines.* The purpose of these guidelines is to ensure that mechanical devices and areas are appropriately screened to enhance the building appearance. All exterior ground or building mounted equipment shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.
- (1) When it is not feasible to locate mechanical devices and areas within a building, the following shall be required:
 - a. Utilize compatible materials and detailing resembling the building facade on screening walls or utilize specially designed enclosure cabinets for HVAC units and utility meters that permit them to blend in with the surroundings. The visibility of these features can be reduced by locating such equipment along the side or rear of the building in a location not generally visible from the public.
 - b. Use an evergreen species as the primary planting when landscaping is used for screening purposes.
 - c. All aboveground utility cabinets are required to be placed within the interior side or rear building setback yards. Such utility cabinets are prohibited within required front or corner side yards adjacent to street right-of-way unless screened with landscape materials. When such cabinets are located adjacent to or near a building, they should be screened as required in this subsection (f)
 - (2) Mechanical equipment shall be located and screened in a manner to not be visible from adjoining residential properties, to the extent feasible, and to reduce noise impacts.

- (g) ***Screening of rooftop mechanical equipment guidelines.*** The purpose of these guidelines is to ensure that rooftop mechanical equipment is not visible. It shall also be considered in the overall design and appearance of the building in a manner that enhances the building appearance and creates attractive visual features. The term "rooftop mechanical equipment" includes HVAC units, fans, vents, flues, and other similar devices.
- (1) Rooftop mechanical equipment screens shall be required at a height that is as high or higher than the rooftop equipment being screened, to the extent reasonably feasible if the view angle being protected is from a higher elevation than the rooftop mechanical equipment. On sloped roof structures, vents and flues shall be incorporated into architectural features or painted to blend with the roofing material.
 - (2) Screening shall be provided in a manner that is architecturally integral to the overall appearance of the building. Parapet walls or specially designed rooftop penthouse enclosures are the preferred methods of screening for rooftop mechanical equipment.
 - (3) Partition screens are generally less desirable for screening purposes. However, when using partition screens, the use, design, and material of the screen should blend with the building architecture.
 - (4) If a building is sited in a manner where the location and setback of rooftop equipment from the building edge in relation to the elevation and visibility from rights-of-ways, residential properties, and the Rock Island Trailway is such that the equipment will not be visible from any distance, additional screening measures shall not be required.
- (h) ***Signage and sign lighting guidelines.***
- (1) The type, amount and size of signage allowed on a property shall be in accordance with Chapter 50, Article VIII and shall be designed in a manner that the signage is an integral part of the building design if mounted on the building.
 - (2) The exterior materials used to support and surround all freestanding signs shall incorporate the same type and color of facade materials as the building(s) on the property. Landscaping shall be installed around the base of all freestanding signs. A landscape plan shall be submitted for review and approval.
 - (3) All site lighting, either parking lot pole mounted or building mounted, shall be designed in a manner that only casts light downward with no excess light being cast off the property. A lighting plan shall be submitted for review and approval.
- (i) ***Trash receptacle screening guidelines.***
- (1) Refuse enclosures shall be screened from public view on at least three sides with a six-to eight-foot opaque screen of either masonry or other materials that are compatible with the principal building. Gates on the enclosure shall be finished with high quality solid materials with a durable finish supported by metal.

- (2) **Trash receptacle areas should not be placed in the front yard or street side yard areas adjacent to public streets. Such areas should be located in a manner that allows for convenient access by refuse vehicles and minimizes damage to the enclosure.**
- (3) **When located in a highly visible area such as near the Rock Island Railway, screening walls should be softened with landscape materials such as trees or shrubs.**

EXHIBIT B

CHAPTER 50, ARTICLE IV. – DISTRICTS AND DISTRICT MAP

DIVISION 1 – GENERALLY

Sec. 50-103. - Zoning districts.

In order to regulate and restrict the location of trades, professions, industries, commercial enterprises and the location of buildings in designated zoning districts, there are established ~~eight~~ **nine** zoning districts known as:

- (1) Low-Density Residential District (R-1).
- (2) Medium-Density Residential District (R-2).
- (3) High-Density Residential District (R-3).
- (4) Manufactured Home Park Residential District (MH).
- (5) Neighborhood Commercial District (NC).
- (6) Highway Commercial Corridor District (HC).
- (7) Industrial District (M).
- (8) Conservation District (N).
- (9) Gateway Business District (GB)**

Sec. 50-107. – Land Use Table.

(a) *Generally.*

****REFERENCE ATTACHED LAND USE TABLE SPREADSHEET FOR CHANGES UNDER THIS HEADING****

(b) *Land use conditions.* The following standards shall apply to permitted, conditional and accessory uses:

****NOTES (1) to (29) already codified****

- (30) In the GB, Gateway Business District, only manufacturing or warehousing facilities that meet the following criteria can be permitted within this District:**
- 1. Maximum facility size does not exceed 30,000 square feet.**
 - 2. Meets all design standards contained in Chapter 50, Article IV, Division 20, of the Raytown Municipal Code.**

- 3. Does not manufacture or store hazardous materials in quantities greater than can be considered incidental to the operation of the use and such activities are not being conducted within the boundaries of a floodplain, pursuant to Chapter 50, Article IV, Division 11, of the Raytown Municipal Code.**
- 4. Legally existing businesses that do not meet these standards at the time of creation of the GB, Gateway Business District within which the business is located may continue to operate as a legal non-conforming business under Chapter 50, Article VI, of the Raytown Municipal Code. Any future expansions of such a use will be required to comply with all applicable standards of the GB, Gateway Business District.**

ZONING DISTRICTS

USES	ZONING DISTRICTS																Conditions
	Residential Districts					Nonresidential Districts					Overlay Districts						
	R-1	R-2	R-3	MH	NC	HC	GB	M	N	TS	FP	HO	P	CD	HP	AE	
Commercial and retail uses that are not permitted by district regulations					C	C	C	C	C								
Communications towers	C	C	C	C	C	C	C	C	C								(16)
Condominium dwelling containing more than two household condominium dwellings			C											P	P		(17)
Construction Sales and Service									P								(13)
Convenience Stores					P	P	P	P	P					P			(13),(28)
Craft Brewery					C	P	P	P									(29),(30)
Cultural Service							P	P	P					P			(13)
Dance halls, discotheques, and night clubs					C	C											(29)
Day care center					P				P					P			(12),(29)

ZONING DISTRICTS

USES	ZONING DISTRICTS													Conditions			
	Residential Districts					Nonresidential Districts					Overlay Districts						
	R-1	R-2	R-3	MH	NC	HC	GB	M	N	TS	FP	HO	P		CD	HP	AE
Dormitories and fraternity or sorority houses		C	C														(29)
Drive-In Theater						P			P				P				(11)
Drive-through restaurants					P	P	P										
Dwelling, Large group living	C	C	P		P				P				P				(9)
Dwelling, Small group living	P	P	P						P			P	P				(2)
Equipment Sales									P?			P					
Exhibit hall					C				C								(29)
Financial institutions					P	P	P										
Food/Bakery Product Manufacturing									C		P		P				(30)
Fortune Tellers, palm readers, psychics, tarot card readers and similar uses									C								
Foster homes	P	P	P										P				

ZONING DISTRICTS

USES	ZONING DISTRICTS														Conditions		
	Residential Districts				Nonresidential Districts				Overlay Districts								
	R-1	R-2	R-3	MH	NC	HC	GB	M	N	TS	FP	HO	P	CD		HP	AE
Schools, private or parochial and non-profit	C	C	C	C	C	C	C	C	C								(29)
Service stations					C	C	C										
Single-household dwellings	P	P	P						P			P	P				(1)
Tobacco or Vape/E-cigarette Product Sales					P	P	P										(24)
Studio, Television or Film									P			P	P				(14)
Swimming pools, public or commercial					C												(29)
Tattoo parlors and body-piercing businesses					C	C											
Temporary Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(22)
Transit Facility								P	P								(14)
Two-household condominium dwellings		P	P						P				P				(9), (15)
Two-household dwellings		P	P						P				P				(9), (15)

