

**CITY OF RAYTOWN  
PLANNING & ZONING COMMISSION**

**AGENDA**

January 2, 2020  
7:00 pm

Raytown City Hall  
Board of Aldermen Chambers  
10000 East 59<sup>th</sup> Street  
Raytown, Missouri 64133

**1. Welcome by Chairperson**

**2. Call meeting to order and Roll Call**

Wilson:	Thurman:	Emerson:
Bettis:	Robinson:	Frazier:
Stock:	Dwight:	

**3. Approval of November 21, 2019, Meeting Minutes**

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

**4. Old Business: None.**

**5. New Business**

**A. Case No.: PZ-2020-01**

**Applicant: David Hull, DMK Distributors**

**Reason: Conditional Use Permit to operate an office/warehouse at 10012 E. 64<sup>th</sup> Street**

- 1. Introduction of Application by Chair
- 2. Explanation of any exparte' communication from Commission members regarding the application
- 3. Enter Additional Relevant City Exhibits into the Record:
  - a. Staff report
  - b. Application Supporting Documents
  - c. Site Photos

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

**B. Case No.: PZ-2019-13**

**Applicant: City of Raytown**

**Reason: Proposed Text Amendments to Raytown Municipal Code Chapter 50, Article VIII, "Sign Regulations"**

1. Introduction of Application by Chair
2. Explanation of any exparte' communication from Commission members regarding the application
3. Enter Additional Relevant City Exhibits into the Record:
  - a. Staff report
  - b. Proposed Text Amendments
4. Staff Presentation of Proposed Text Amendments
5. Request for Public Comment by Chairman
6. Commission Discussion
7. Commission Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion
  - b. Second
  - c. Additional Commission Discussion
  - d. Vote

**C. Case No.: PZ-2019-14**

**Applicant: City of Raytown**

**Reason: Proposed Text Amendments to Raytown Municipal Code Chapter 50, Article IV, "Districts and District Map"**

1. Introduction of Application by Chair
2. Explanation of any exparte' communication from Commission members regarding the application
3. Enter Additional Relevant City Exhibits into the Record:
  - a. Staff report
  - b. Proposed Text Amendments
4. Staff Presentation of Proposed Text Amendments
5. Request for Public Comment by Chairman
6. Commission Discussion

7. Commission Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion
  - b. Second
  - c. Additional Commission Discussion
  - d. Vote

**6. Other Business- None**

7. **Set Future Meeting Date – Next Regular Meeting, Thursday, February 6, 2020 at 7:00 PM.** A special meeting is scheduled for **Thursday, January 16, 2020, at 7:00 PM** to review significant changes to the moratorium uses text amendments that were reviewed at the November 21<sup>st</sup> Planning Commission meeting.

**8. Adjourn**

**CITY OF RAYTOWN  
PLANNING & ZONING COMMISSION  
SPECIAL TEXT AMENDMENTS MEETING  
MINUTES**

**November 21, 2019  
7:00 pm**

**Raytown City Hall  
Board of Aldermen Chambers  
10000 East 59<sup>th</sup> Street  
Raytown, Missouri 64133**

**1. Welcome by Chairperson**

**2. Call meeting to order and Roll Call**

Wilson:	Present	Thurman:	Absent	Emerson:	Present
Bettis:	Absent	Robinson:	Present	Frazier:	Present
Stock:	Present	Dwight:	Present		

**3. Approval of Minutes: Minutes of October 17, 2019, approved 7-0 as amended upon motion by Stock and second by Frazier.**

**4. New Business:**

**Smoke Shop, Liquor Store and Convenience Store Moratorium Text Amendments Review.**

Chris Gilbert, Planning & Zoning Coordinator provided the staff report on the proposed text amendments contained in the Planning Commission packets.

Planning Commission discussion of proposed changes.

Robinson moved to recommend approval as recommended in staff report. Dwight moved to amend motion to have 50-107 Use Table Criteria 24(b) mirror 25(b). Stock second. Unanimous approval of amendment. Vote on amended motion passed 6-1 with Emmerson voting no over concern about businesses being penalized that would exceed the 20% sales threshold year over year.

**Sign Ordinance Text Amendments Review.**

Jennifer Baird, City Attorney, gave presentation on proposed legal changes to sign code to comply with recent court rulings. Chris Gilbert, Planning & Zoning Coordinator, gave staff report on non-legal related proposed changes to sign code.

Planning Commission discussion of proposed changes.

Wilson moved and Frazier seconded a motion to recommend approval as recommended in the staff report with the following amendments: 50-490 (9)(i) be modified to add scrolling; 50-490 (7) be modified to make width as approved by staff upon review on case by case basis; remove 50-476 references to pole signage being permitted. Motion passed 7-0.

**Vehicle Sales Text Amendments Review.**

Chris Gilbert, Planning & Zoning Coordinator, gave staff report on proposed amendments to Zoning Ordinance Use Table regarding vehicle and equipment sales.

Planning Commission discussion of proposed changes.

Frazier moved and Stock seconded to recommend approval with amendment to require display spaces for vehicles for sale to be clearly marked. Frazier motioned and Stock seconded to add an additional amendment that vehicles for sale be clearly marked as such. Motion passed 7-0.

5. **Other Business-** Chairman Wilson thanked the Commissioners for their dedicated service over a hard year of business.
8. **Set Future Meeting Date – No Meeting on December 5, 2019. Next Meeting January 2, 2020.**
9. **Adjourn at 10:20 PM upon motion by Dwight and second by Robinson.**



# Staff Report

Community Development  
Planning and Development Services

**PZ 2020-01**

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: January 2, 2020

Re: Application for Conditional Use Permit

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## CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: David Hull, DMK Distributors

Property Owner: David Hull

Property Location: 10012 E. 64<sup>th</sup> Street

Request: Conditional Use Permit approval for an office/warehouse use

The applicant, David Hull, is requesting Conditional Use Permit (CUP) approval for an existing unlicensed office/warehouse use in a Neighborhood Commercial (NC) zoning district. Per the city's land use table, office/warehouse type uses can only be conditionally approved in this zoning district using the use category of "Commercial and Retail Uses that are not Permitted by District Regulations".



Figure 1 – Surrounding Zoning and Location Map



# Staff Report

Community Development  
Planning and Development Services

## SURROUNDING ZONING AND LAND USES

Property's Zoning Classification	Neighborhood Commercial (NC)
Surrounding Properties' Zoning	Neighborhood Commercial (NC)
Surrounding Overlay	None
Surrounding Land Use	Commercial and Non-Conforming Residential
Designated Future Land Use	Commercial
Ward	Ward 2
Approximate Land Area	0.38 Acres
Roadway Classification	Local

## SITE DESCRIPTION, HISTORY, AND PRESENT USE

The building has been occupied by the applicant's business, DMK Distributors, since early 2018 when the applicant purchased the building. Prior to the applicant acquiring the property, it was occupied by Egerstrom, Inc. dating back to 1999 and for a short period of time also co-occupied by Party Time Foods, LLC from 1999 to 2002. These prior businesses were licensed during their years of operation, with Egerstrom last being licensed in June, 2017. The current business has not been licensed and is pursuing this CUP to get properly licensed. The building, built in 1972, has a two story office area in front and a high ceiling warehouse in back. The east side of the property contains the parking area with a loading dock toward the north end. There is no licensed use of the building at present. The operating business in the building, DMK Distributors, deals in non-perishable grocery products that are distributed to various area grocery stores.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The structure is surrounded by commercial development and some non-conforming residences. The business sits just off of Raytown Road in the downtown area across the street from Henry's Automotive. Several other vehicle oriented businesses exist to the west along the east side of Raytown Road and to the east are some homes converted to businesses and some remaining owner-occupied homes, all within the Neighborhood Commercial District. The building is not within the Central Business District Overlay.

## PUBLIC COMMENTS

The public notice was published in *The Daily Record* on December 9, 2019. Public notice letters were sent to property owners within 185 feet of the property. To date, the Community Development Department has received no letters/calls regarding this application.

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## ANALYSIS

Evaluating an application for a conditional use permit requires consideration to be given by the City to the health, safety, morals, comfort and general welfare of the inhabitants of the City, including but not limited to, the following factors:



# Staff Report

Community Development  
Planning and Development Services

## **1. Stability and integrity of the various zoning districts**

The parcel and all adjacent lots are zoned Neighborhood Commercial (NC). This zoning district is designed to accommodate commercial activities that service smaller, more local, neighborhood-oriented businesses. There is excellent access to the property from 64<sup>th</sup> Street and Raytown Road, with 63<sup>rd</sup> Street, an arterial roadway, just a block up. The building is designed for office and warehouse type use, for which it is currently being used and was built for in 1972. Operation of the proposed use in compliance with the recommended conditions of approval, can be accomplished with minimal negative impacts.

## **2. Conservation of property values**

No negative change to neighboring property values is expected. Requirements are being added as conditions of approval that would significantly contribute to the vitality of the downtown area, which continues to struggle with a number of vacant commercial buildings.

## **3. Protection against fire and casualties**

Staff has no concerns regarding fire and/or casualties on this project. The structure is fairly modern and is still in decent repair. The building has multiple exits in case of fire.

## **4. Observation of general police regulations**

The proposed business is not anticipated to violate any general police regulations. All parking is contained on site and no anticipated normal activities by the business on the property should elicit a police response.

## **5. Prevention of traffic congestion**

The proposed business is a small operation and will not increase traffic congestion above what is normal for the vicinity. With Raytown Plaza Shopping Center, the Downtown area, Raytown Road, and 63<sup>rd</sup> Street nearby, the business should not generate excessive traffic that can't be handled by the good street system in close proximity.

## **6. Promotion of traffic safety and the orderly parking of motor vehicles**

The proposed business will not affect traffic safety, nor the orderly parking of motor vehicles. Adequate access to the property is presently available directly from 64<sup>th</sup> Street. There is sufficient space to permit customer parking (if necessary) on the east side of the building where a fully paved parking lot already exists. A single handicapped parking space is required close to the main entrance. The truck loading dock is next to the building on the north end of the east side and should not interfere with normal traffic movement on the site.

## **7. Promotion of the safety of individuals and property**

The proposed business will not affect the safety of individuals or property outside of what the basic operation of a warehouse can cause due to accidents and injuries, but these would be OSHA addressed in any case. The structure is in reasonable condition and not anticipated to be a threat to the employees.

## **8. Provision for adequate light and air**

The proposed business will not significantly affect the air quality of the area above what is normal for the area, and should have no additional impact on neighboring properties.



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## **9. Prevention of overcrowding and excessive intensity of land uses**

The proposed business will not affect the intensity of land uses in the area. The building has existed as, and been used as, an office/warehouse since 1972 and the downtown area of Raytown is already underutilized from an intensity of use standpoint with a number of vacant buildings so the overall effect of this business will only make the area appear less underutilized.

## **10. Provision for public utilities and schools**

The proposed business will not affect any public utilities or schools but may generate some additional revenue in return once the business is properly licensed and appropriate revenues are collected by the City. The business will occupy an existing structure already connected to utility services.

## **11. Invasion by inappropriate uses**

Staff does not view the proposed business as an inappropriate use at this location. It was originally constructed as, and has been, utilized as an office/warehouse facility for decades and the proposed business would continue that use at the same level of intensity and at a lesser intensity than several surrounding automotive repair businesses like Henry's Automotive.

## **12. Value, type and character of existing or authorized improvements and land uses**

The property on which the proposed business would be located is fully developed. Staff has provided recommended conditions of approval to ensure compliance.

## **13. Encouragement of improvements and land uses in keeping with overall planning**

Staff has no concerns regarding the proposed business adhering to overall planning principles if the recommended conditions of approval are adopted.

## **14. Provision for orderly and proper renewal, development and growth**

The proposed business should not affect the orderly and proper renewal, development or growth of the city. The applicant's use of the building, combined with the recommended conditions of approval will contribute to the orderly renewal of the city. If the application is not approved, the possibility exists that the building would become vacant and stay vacant for an extended period of time. This would not be beneficial to the city given the already elevated vacancy rate throughout the downtown Raytown area.

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## **RECOMMENDATION**

Staff recommends approval of Case No. PZ 2020-01 – Conditional Use Permit for an office/warehouse use, DMK Distributors, located at 10012 E. 64<sup>th</sup> Street, be approved with the following conditions of approval:

1. Parking lot shall be maintained in good condition at all times. Any pot holes that develop shall be filled immediately as they appear, with consideration for time of year.
2. Parking lot shall be properly striped with parking spaces along the east side of the lot with 9 ft x19.5 ft spaces to accommodate all employees. Spaces shall include a single handicapped parking space accessible to the main entrance of the building that is 8 ft x



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- 19.5 ft with an 8 ft x 19.5 ft striped unloading zone and shall have a pole sign in front of the space with the international symbol of accessibility and "van accessible" upon it.
3. Ensure the entire building exterior is maintained in good condition at all times. This includes, doors, windows, window canopies, and bay doors.
  4. Ensure the site is maintained in good condition at all times. All junk, trash, and debris that is dumped or blows onto the site shall be removed immediately. Keep all grass and weeds trimmed at all times.
  5. All signage shall be issued under separate permit process and shall meet Municipal Code requirements.
  6. Any trash dumpster placed on site needs to be screened unless stored indoors except on trash pickup day. Such enclosure shall have a proper gate that can be accessed by the trash truck and also screen the container from view at all times. A dumpster may also be placed inside a fully screened vehicle storage area if such is required or voluntarily installed.
  7. No Commercial Use Permit will be issued until all applicable requirements of this section have been met. Once these items are met and the Commercial Use Permit is issued, the applicant shall immediately apply for a business license.
  8. All conditions of approval shall be met by no later than 30 days following approval of the Ordinance by the Board of Aldermen. Failure to meet these conditions, acquire a Commercial Use Permit, and apply for a Raytown Business License by the expiration of this 30 day period can result in further action taken by the City including the issuance of a Municipal Court summons.
  9. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.

Case Number \_\_\_\_\_  
Date Received \_\_\_\_\_  
Map Page \_\_\_\_\_

CITY OF RAYTOWN  
APPLICATION FOR CONDITIONAL USE PERMIT

PART I Background Information

1. This request applies to property at the following address:  
10012 E. 64<sup>th</sup> STREET RAYTOWN, MO 64133

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

Name	Address	Phone
<u>DAVID HULL</u>	<u>13311 W. 116<sup>th</sup> TERR. OVERLAND PARK, KS 66210</u>	<u>913-709-5597</u>

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

Name	Address	Phone/Email

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

AS A WAREHOUSE

5. Zoning classification of the property: \_\_\_\_\_

6. Specify the use desired for the property: AS A WAREHOUSE

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

Structure	Height
<u>SINGLE STRUCTURE</u>	<u>25 ft.</u>

8. 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)

David Hull

**PART II Conditional Use Permit Information**

In considering an application for a conditional use permit, the city shall give consideration to the health, safety, morals, comfort and general welfare of the inhabitants of the city, including but not limited to the following factors:

1. The stability and integrity of the various zoning districts;
2. Conservation of property values;
3. Protection against fire and casualties;
4. Observation of general police regulations;
5. Prevention of traffic congestion;
6. Promotion of traffic safety and the orderly parking of motor vehicles;
7. Promotion of the safety of individuals and property;
8. Provision for adequate light and air;
9. Prevention of overcrowding and excessive intensity of land uses;
10. Provision for public utilities and schools;
11. Invasion by inappropriate uses;
12. Value, type and character of existing or authorized improvements and land uses;
13. Encouragement of improvements and land uses in keeping with overall planning; and
14. Provision for orderly and proper renewal, development and growth.

The information provided by the applicant to the following questions is an opportunity to justify approval of a conditional use permit based on the above listed factors.

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 conditional use will be in keeping with the character of the neighborhood because:

IT WAS A WAREHOUSE BEFORE WHICH WAS IN KEEPING WITH THE CHARACTER OF THE NEIGHBORHOOD. NOTHING WILL CHANGE WITH THE USE.

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

IT WAS CONSISTENT WITH THE USES AND ZONING OF NEARBY PARCELS BEFORE. NOTHING WILL CHANGE WITH THE USE.

C. This property is more suited for the proposed use than its current uses because:

THE USE OF THE PROPERTY WILL BE THE SAME AS BEFORE.

D. The proposed conditional use could have <sup>PROPERTY</sup> any detrimental effects on nearby parcels:

THE USE OF THE <sup>PROPERTY</sup> SHOULD HAVE NO DETRIMENTAL EFFECT ON NEARBY PARCELS AS IT WILL BE USED AS WAS PREVIOUSLY USED.

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

HAS NOT BEEN VACANT.

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

LOSS OF USE FOR A WAREHOUSE FOR PRODUCTS AND POSSIBLE INCOME.

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

PUBLIC FACILITIES AND UTILITIES HAVE SERVED PREVIOUS USE ADEQUATELY. THE USE WILL BE THE SAME.

H. Additional comments:

I WOULD APPRECIATE YOUR APPROVAL OF THE PERMIT.

File No.: 101241

**MISSOURI WARRANTY DEED**  
(Corp/LLC/Partnership Conveying to Corp/LLC/Partnership)

THIS INDENTURE, made on this 12<sup>th</sup> day of January, 2018, by and between Egerstrom Properties LLC, duly organized under the laws of the State of Missouri of the County of Jackson, State of Missouri, hereinafter referred to as "Grantor", and DMK Distributors, Inc. a Missouri Corporation, of the County of Jackson, State of Missouri, hereinafter referred to as "Grantee". The mailing address of the Grantee is 106 E 63rd Kansas City MO 64113.

WITNESSETH, THAT THE SAID GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by the said GRANTEE (the receipt of which is hereby acknowledged) does, by these presents, GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto the GRANTEE, its successors and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Jackson and State of Missouri, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantee and unto its successors and assigns forever; the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that it has good right to convey the same, that the said premises are free and clear from any encumbrance done or suffered by it or those under whom it claims; and that it will warrant and defend the title to said premises unto the said Grantee, and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by its and the corporate seal to be hereto attached, the day and year above written.

EGERSTROM PROPERTIES LLC

Thomas P. Egerstrom  
Thomas P Egerstrom  
Member

State of Missouri Jackson  
County of

On this the 12 day of January, 2018, before me,  
Jeffrey R. Duncan, a Notary Public in and for said state, personally appeared Thomas P Egerstrom as Member of Egerstrom Properties LLC, known to me to be the person(s) who executed the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

Jeffrey R. Duncan  
Notary Public:  
My Commission Expires:

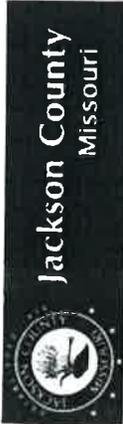


## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 101241

Lots 61 and 62, and the Westerly 1/2 of Lot 63, in MUIRSMITH, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof. The Westerly 1/2 of Lot 63 being more particularly described as described as follows: Beginning at the Southwesterly corner of said Lot 63, running thence Northeasterly along the South line of said lot 25 feet; thence Northwesterly 149.46 feet to a point on the North line of said lot 16 1/2 feet from the Northwest corner of said lot; thence Southwesterly along the North line of said lot 16 1/2 feet to the Northwest corner thereof; thence in a Southeasterly direction along the West line of said Lot 63 to the point of beginning.

Subject to the covenants, restrictions, reservations and easements now of record, if any.



Home Other Property Data Help

Property Search > Search Results > Property Summary

## Property Account Summary

Links: [Segregation/Merge Data](#) [Where are my tax dollars going?](#)

Parcel Number	45-130-06-07-00-00-000	Property Address	10012 E 64TH ST, RAYTOWN, MO 64123
<b>General Information</b>			
Property Description	MUIRSMITH ADD LOTS 61 AND 62 AND W 1/2 OF 63		
Property Category	Land and Improvements		
Status	Active, Host Other Property, Locally Assessed		
Tax Code Area	022		
<b>Property Characteristics</b>			
Property Class	3010		
<b>Parties</b>			
Role	Percent/Name	Address	
Taxpayer	100 DMK DISTRIBUTORS INC	106 E 63RD, KANSAS CITY, MO 64113	
Owner	100 DMK DISTRIBUTORS INC	106 E 63RD, KANSAS CITY, MO 64113	
<b>Property Values</b>			
Value Type	Tax Year	Tax Year	Tax Year
Market Value Total	2019	2018	2017
Taxable Value Total	308,775	268,500	268,500
Assessed Value Total	98,808	85,920	85,920
			79,024
			79,024
			79,024

	Tax Year	Tax Year	Tax Year	Tax Year	Amount
	2019	2018	2017	2016	2015
Market Value Total	308,775	268,500	268,500	246,950	246,950
Taxable Value Total	98,808	85,920	85,920	79,024	79,024
Assessed Value Total	98,808	85,920	85,920	79,024	79,024

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

**NOTICE:** Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

District	Amount Applied	Amount Due	Tendered	Change
BOARD OF DISABLED SERVICES	9,328.94	9,328.94	9,328.94	0.00
CITY - RAYTOWN	9,973.86	9,973.86	9,973.86	0.00
FIRE DISTRICT - RAYTOWN	9,260.54	9,260.54	9,260.54	0.00
JACKSON COUNTY	8,345.72	8,345.72	8,345.72	0.00
MENTAL HEALTH	8,406.57	8,406.57	8,406.57	0.00
METRO JUNIOR COLLEGE	8,411.47	8,411.47	8,411.47	0.00
MID-CONTINENT LIBRARY				
RAYTOWN SCHOOL C-II				
STATE BLIND PENSION				
REPLACEMENT TAX				
	5,430.140000			
	25,780000			
	1,234.670000			

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/19/2018 08:00	11131960	9,328.94	9,328.94	9,328.94	0.00
01/23/2018 08:52	1071168	9,973.86	9,973.86	9,973.86	0.00
12/16/2016 00:00	9990643	9,260.54	9,260.54	9,260.54	0.00
02/17/2016 12:41	9621964	8,345.72	8,345.72	8,345.72	0.00
12/19/2014 00:00	8863274	8,406.57	8,406.57	8,406.57	0.00
01/02/2014 00:00	8430859	8,411.47	8,411.47	8,411.47	0.00

Printable Version

**REMEMBER:** This application is for research purposes only and cannot be used to pay taxes. To pay your taxes, [Click here](#). Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a

	Company Name	DBA	Business Address	Company Status	Street Number	License Expiration Date	Street Name	License Number	License Status	License Type
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	EGERSTROM INC	EGERSTROM INC	10012 E 64TH ST	Active	10012	06/30/2017	64TH	1256-2017	Expired	Occupational - Closed Business
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	EGERSTROM INC	EGERSTROM INC	10012 E 64TH ST	Active	10012	06/30/2005	64TH	1256-2005	Renewed	Occupational - Gross Receipts
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	EGERSTROM INC	EGERSTROM INC	10012 E 64TH ST	Active	10012	06/30/2006	64TH	1256-2006	Renewed	Occupational - Gross Receipts
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	EGERSTROM INC	EGERSTROM INC	10012 E 64TH ST	Active	10012	06/30/2007	64TH	1256-2007	Renewed	Occupational - Gross Receipts
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	EGERSTROM INC	EGERSTROM INC	10012 E 64TH ST	Active	10012	06/30/2008	64TH	1256-2008	Renewed	Occupational - Gross Receipts
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	EGERSTROM INC	EGERSTROM INC	10012 E 64TH ST	Active	10012	06/30/2009	64TH	1256-2009	Renewed	Occupational - Gross Receipts
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	EGERSTROM INC	EGERSTROM INC	10012 E 64TH ST	Active	10012	06/30/2010	64TH	1256-2010	Renewed	Occupational - Gross Receipts
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	EGERSTROM INC	EGERSTROM INC	10012 E 64TH ST	Active	10012	06/30/2011	64TH	1256-2011	Renewed	Occupational - Gross Receipts
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	EGERSTROM INC	EGERSTROM INC	10012 E 64TH ST	Active	10012	06/30/2012	64TH	1256-2012	Renewed	Occupational - Gross Receipts
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	EGERSTROM INC	EGERSTROM INC	10012 E 64TH ST	Active	10012	06/30/2013	64TH	1256-2013	Renewed	Occupational - Gross Receipts
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	EGERSTROM INC	EGERSTROM INC	10012 E 64TH ST	Active	10012	06/30/2014	64TH	1256-2014	Renewed	Occupational - Gross Receipts
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	EGERSTROM INC	EGERSTROM INC	10012 E 64TH ST	Active	10012	06/30/2015	64TH	1256-2015	Renewed	Occupational - Gross Receipts

EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	EGERSTROM INC	EGERSTROM INC	EGERSTROM INC	10012 E 64TH ST	Active	10012	06/30/2016	64TH	1256- 2016	Renewed	Occupational - Gross Receipts
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	EGERSTROM INC	EGERSTROM INC	EGERSTROM INC	10012 E 64TH ST	Active	10012	06/30/1999	64TH	1278- 1999	Expired	zOccupational - Closed Business
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	EGERSTROM INC	EGERSTROM INC	EGERSTROM INC	10012 E 64TH ST	Active	10012	06/30/2000	64TH	1256- 2000	Renewed	Occupational - Gross Receipts
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	EGERSTROM INC	EGERSTROM INC	EGERSTROM INC	10012 E 64TH ST	Active	10012	06/30/2001	64TH	1256- 2001	Renewed	Occupational - Gross Receipts
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	EGERSTROM INC	EGERSTROM INC	EGERSTROM INC	10012 E 64TH ST	Active	10012	06/30/2002	64TH	1256- 2002	Renewed	Occupational - Gross Receipts
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	EGERSTROM INC	EGERSTROM INC	EGERSTROM INC	10012 E 64TH ST	Active	10012	06/30/2003	64TH	1256- 2003	Renewed	Occupational - Gross Receipts
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	EGERSTROM INC	EGERSTROM INC	EGERSTROM INC	10012 E 64TH ST	Active	10012	06/30/2004	64TH	1256- 2004	Renewed	Occupational - Gross Receipts
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	PARTY TIME FOODS, LLC	PARTY TIME FOODS, LLC	PARTY TIME FOODS, LLC	10012 E 64TH ST	Active	10012	06/30/1999	64TH	0354- 1999	Expired	zOccupational - Closed Business
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	PARTY TIME FOODS, LLC	PARTY TIME FOODS, LLC	PARTY TIME FOODS, LLC	10012 E 64TH ST	Active	10012	06/30/2002	64TH	0298- 2002	Expired	zOccupational - Closed Business
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	PARTY TIME FOODS, LLC	PARTY TIME FOODS, LLC	PARTY TIME FOODS, LLC	10012 E 64TH ST	Active	10012	06/30/2000	64TH	0298- 2000	Renewed	Occupational - Gross Receipts
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	PARTY TIME FOODS, LLC	PARTY TIME FOODS, LLC	PARTY TIME FOODS, LLC	10012 E 64TH ST	Active	10012	06/30/2001	64TH	0298- 2001	Renewed	Occupational - Gross Receipts

# AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI  
COUNTY OF JACKSON

} S.S.

Page 1 of 1

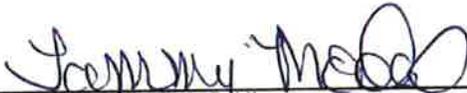
Before the undersigned Notary Public personally appeared **Lisa Fowler** on behalf of **THE DAILY RECORD, KANSAS CITY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **December 09, 2019** edition and ending with the **December 09, 2019** edition, for a total of 1 publications:

12/09/2019



Lisa Fowler

Subscribed & sworn before me this 9th day of Dec, 2019  
(SEAL)



Notary Public

TAMMY MOREHEAD  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for St. Louis City  
My Commission Expires: December 25, 2021  
Commission Number: 12394743

## Notice of Public Hearing

The Community Development Department has received an application for a Conditional Use Permit for a Commercial Use not normally Permitted by District Regulations at 10012 E. 64th Street in Raytown, Missouri.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, January 2, 2020. The full packet and agenda should be available for view on the City of Raytown website on Friday, December 27, 2019.

The Raytown Board of Aldermen will also hold public hearings regarding the above-described application tentatively scheduled for 7:00pm on Tuesday, February 4, 2020 and 7:00pm on Tuesday, February 18, 2020.

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 hearing 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 telephone at (816) 737-6014 or by e-mail at [chrissg@raytown.mo.us](mailto:chrissg@raytown.mo.us).

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) in order 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.

11823878 Jackson Dec. 9, 2019







Community Development Department  
10000 East 59<sup>th</sup> Street  
Raytown, Missouri 64133  
(816) 737-6014  
[www.raytown.mo.us](http://www.raytown.mo.us)

December 16, 2019

### **Notice of Public Hearing in your Vicinity**

The Community Development Department has received an application for a Conditional Use Permit for a Commercial Use not normally Permitted by District Regulations at 10012 E. 64<sup>th</sup> Street in Raytown, Missouri. The current warehousing/office business on the property, DMK Distributors, is historically compliant with what the building has been used for in the past, but as the zoning has changed over time, the current use requires a Conditional Use Permit. 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.

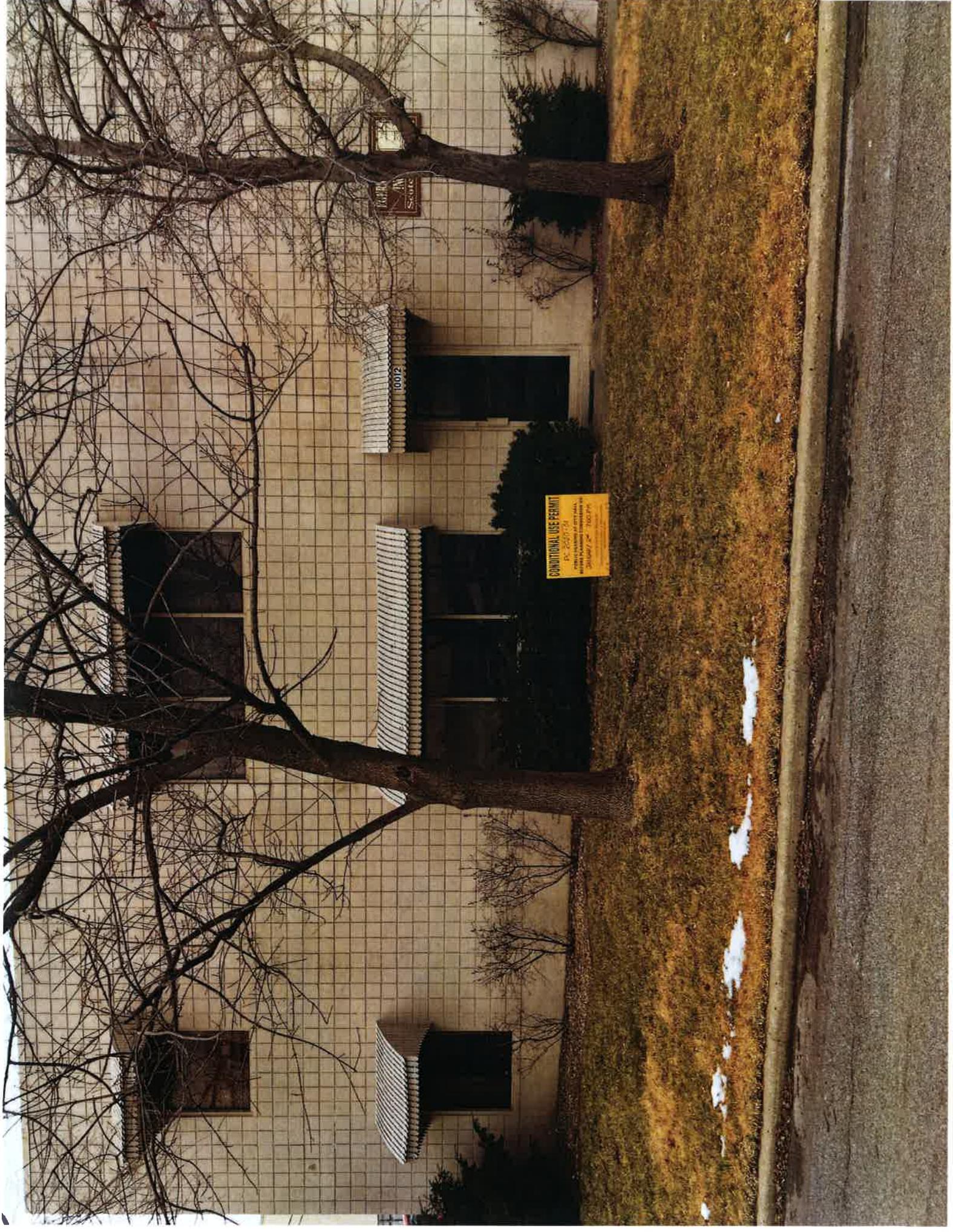
A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission **at 7:00pm on Thursday, January 2, 2020**. The full packet and agenda should be available for view on the City of Raytown website on Friday, December 27, 2019.

The Raytown Board of Aldermen will also hold public hearings regarding the above-described application tentatively scheduled for **7:00pm on Tuesday, February 4, 2020 and 7:00pm on Tuesday, February 18, 2020**.

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

The public is invited to attend the public hearing 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 59<sup>th</sup> Street, by telephone at (816) 737-6059 or by e-mail at [chrisg@raytown.mo.us](mailto:chrisg@raytown.mo.us).

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) in order 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.



10012

CONDITIONAL USE PERMIT  
PC 2007-24  
APPROVED BY THE BOARD OF SUPERVISORS  
ON 11/17/07  
BY 7-2007-24  
AND 7-2007-24  
AND 7-2007-24

10012



# Staff Report

Community Development  
Planning and Development Services

## PZ 2019-13

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: January 2, 2020

Re: Zoning Ordinance Text Amendments Regarding Sign Regulations, Chapter 50, Article VIII

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### **SIGN REGULATIONS TEXT AMENDMENTS SUMMARY**

Enclosed with this Report is a complete rewriting of the Sign Regulations, contained in Chapter 50, Article VIII, of the Raytown Municipal Code. The majority of the proposed changes were made by attorneys with the City's law firm to bring the regulations into conformance with recent Federal Court decisions, most particularly the 2015 decision, *Reed vs. Town of Gilbert*, a landmark opinion by the United States Supreme Court. A copy of an email from Jennifer Baird, the City Attorney, explaining the significance of this case is attached to this report. Justice Thomas, writing for the majority, essentially made any sign regulations that are based upon the content of the sign subject to "strict constitutional scrutiny". For example, if you have to look at a sign to tell if it is a directional sign or a business sign before being able to access the correct sign dimensions and placement criteria in the ordinance, it is likely a content-based determination and thus subject to strict scrutiny. As a result our attorneys spent a lot of time reworking different parts of the existing regulations to minimize the impact these court decisions could have on administering our sign code.

The second set of changes to the sign regulations pertain to monument signage, pole signage, and electronic message board criteria. The proposed language for pole signs is in response to interest from some aldermen to bring back the option for pole signage along 350 Highway only, as the current limited height of 8 feet makes viewing business signage at highway speeds difficult. Such pole signage would be required to have architecturally designed support structures, not just poles. The proposed signage for monument signage increases the maximum height of monument base signs in stages to allow for multi-tenant monument displays in both the Neighborhood Commercial and Highway Commercial zones. In addition neighborhood entry monument sign criteria have been added to permit neighborhoods to create an identity for themselves. The final category of changes pertains to criteria for changeable copy electronic signs, whereby the School District's existing, and the City's planned new, such signs will also be in compliance with the sign code.

The changes requested by the Planning Commission on November 21, 2019, have been incorporated into the attached updated text amendments.

#### **Attachments:**

- City Attorney Review of Reed Case
- Notice of Public Hearing
- Proposed Sign Ordinance Changes

# AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI  
COUNTY OF JACKSON

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Page 1 of 2

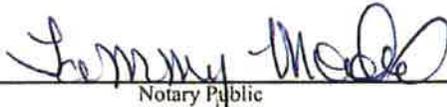
Before the undersigned Notary Public personally appeared **Lisa Fowler** on behalf of **THE DAILY RECORD, KANSAS CITY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **December 09, 2019** edition and ending with the **December 09, 2019** edition, for a total of 1 publications:

12/09/2019



Lisa Fowler

Subscribed & sworn before me this 9th day of Dec, 2019  
(SEAL)



Notary Public

TAMMY MOREHEAD  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for St. Louis City  
My Commission Expires: December 25, 2021  
Commission Number: 12394743

### Notice of Public Hearing

The City of Raytown is in the process of amending the entirety of Chapter 50, Article VIII, of the Raytown Municipal Code, entitled "Sign Regulations", to re-introduce pole signs on a limited basis along the 350 Highway Corridor, amend monument signage requirements to add more design flexibility, correct other identified deficiencies in the sign regulations, and to bring all existing and proposed new sign regulations into conformity with recent federal court decisions.

A public hearing to consider these proposed new regulations will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, January 2, 2020. A copy of the agenda and packet including a staff report with the proposed changes will be available for viewing on the City of Raytown's website, [www.raytown.mo.us](http://www.raytown.mo.us), on Friday, December 27, 2019.

The Raytown Board of Aldermen will also hold public hearings regarding the above-described new regulations, tentatively scheduled for 7:00pm on Tuesday, January 7, 2020, and 7:00pm on Tuesday, January 21, 2020.

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 hearing 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 telephone at (816) 737-6059 or by e-mail at [chrisg@raytown.mo.us](mailto:chrisg@raytown.mo.us).

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) in order to attend either of these public hearings, please notify the Department of Community

**From:** Jennifer Baird [REDACTED]  
**Sent:** Wednesday, November 6, 2019 1:06 PM  
**To:** Chris Gilbert  
**Subject:** Sign Code Changes  
**Attachments:** Sign Code - draft Redline (JMB edits) 11-6-19.docx

Chris,

Attached, please find our proposed changes to the City's Sign Code. As we discussed, in 2015, the United States Supreme Court decided a landmark opinion in *Reed v. Town of Gilbert, AZ*, which changed the way cities can and should regulate signs. Many of the proposed changes are in response to the *Reed* case. There have been subsequent sign cases decided in various districts in which some of the questions that the Court did not answer in the *Reed* case were ultimately addressed. In summary, there is no one model sign code that all cities can adopt and survive a legal challenge because each city is unique. Many of the changes we made to the City's sign code are meant to put the City in the best light in the event the sign code is challenged.

In the *Reed* case, the Town of Gilbert's Code generally required permitting for outdoor signage, but created exceptions for twenty-three categories of signs. Temporary directional signs were required to be significantly smaller than the maximum allowed political or ideological signs and were only allowed to be displayed twelve hours before a qualifying event and one hour after. Political signs, in contrast, were allowed sixty days before a primary election and up to fifteen days following the general election. Members of a church in Gilbert complained about this differential treatment. The church did not have a permanent location and relied on temporary directional signs to inform members and guests of the gathering location for that week. The church wanted to post their signs for more than 12 hours before their event on Sundays.

The case ultimately made its way to the United States Supreme Court. A majority of the Court in the *Reed* case found this differential treatment to be unconstitutional because it made distinctions that were facially based on content (the restrictions placed on sign categories depended entirely upon whether the message they conveyed was political, ideological, or intended to provide direction to an event). Because the restrictions in the Town of Gilbert's Code were found to be content-based, the Court required the measure to be evaluated under a strict scrutiny standard. Strict scrutiny is almost always fatal to a government regulation. Under strict scrutiny, the Court asks whether the measure is the least intrusive means possible to achieve the government's compelling interest. In *Reed*, the Court did not address whether the Town of Gilbert's interest in preserving aesthetic appeal and traffic safety constituted compelling interests, but found that the restrictions were not narrowly tailored, or the least restrictive means possible to

achieve these interests. The majority left open the possibility, however, that a "sign ordinance narrowly tailored to the challenges of protecting the safety of pedestrians, drivers, and passengers—such as warning signs marking hazards on private property, signs directing traffic, or street numbers associated with private houses—well might survive strict scrutiny."



**LAUBER MUNICIPAL LAW, LLC**

Lee's Summit, MO 64086-2814

**Jennifer M. Baird**  
Lauber Municipal Law, LLC  
250 NE Tudor Road  
Lee's Summit, Missouri 64086

~~This communication is from a law firm and may contain confidential and/or privileged information. If it has been sent to you in error, please contact the sender for instructions concerning return or destruction, and do not use or disclose the contents to others.~~

Permission given to provide to Planning Commissioners

## PROPOSED SIGN CODE TEXT AMENDMENTS

### ARTICLE VIII. - SIGN REGULATIONS

#### Sec. 50-488. - Sec. 50-488. – Purpose. Introduction

(a) Purpose

(1) General intent. The purpose of this section is to protect, preserve, and promote the beauty, safety and general welfare of the city by establishing certain minimum standards and procedures for the erection of signs in various zoning districts.

(2) Findings and intent; interpretation.

Signs obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation. The purpose of this article is to regulate the size, color, illumination, movement, materials, location, height and condition of all signs placed on private property for exterior observation, thus ensuring the protection of property values, the character of the various neighborhoods, the creation of a convenient, attractive and harmonious community, protection against destruction of or encroachment on historic convenience to citizens and encouraging economic development. This article allows adequate communication through signage while encouraging aesthetic quality in the design, location, size, and purpose of all signs. This article must be interpreted in a manner consistent with the First Amendment guarantee of free speech. If any provision of this article is found by a court of competent jurisdiction to be invalid, such finding must not affect the validity of other provisions of this article which can be given effect without the invalid provision.

Signs not expressly permitted as being allowed by right or by special use permit under this article, by specific requirements in another portion of this chapter, or otherwise expressly allowed by the City Council or Board of Adjustment.

A sign placed on land or on a building for the purpose of identification, protection or directing persons to a use conducted therein must be deemed to be an integral but accessory and subordinate part of the principal use of land or building. Therefore, the intent of this article is to establish limitations on signs in order to ensure they are appropriate to the land, building or use to which they are appurtenant and are adequate for their intended purpose while balancing the individual and community interests identified in subsection (a) of this section.

These regulations are intended to promote signs that are compatible with the use of the property to which they are appurtenant, landscape and architecture of surrounding buildings, are legible and appropriate to the activity to which they pertain, are not distracting to motorists, and are constructed and maintained in a structurally sound and attractive condition.

These regulations do not regulate every form and instance of visual communication that may be displayed anywhere within the jurisdictional limits of the City. Rather, they are intended to regulate those forms and instances that are most likely to meaningfully affect one or more of the purposes set forth above.

These regulations do not entirely eliminate all of the harms that may be created by the installation and display of signs. Rather, they strike an appropriate balance that preserves ample channels of communication by means of visual display while still reducing and mitigating the extent of the harms caused by signs.

(3) Standards Applicable to All Signs.

- a) Erection at street intersection/location prohibited. No sign or other advertising structure regulated by this section shall be erected at the intersection of any street in such a manner as to obstruct free and clear vision, or at any location where, by reason of its position, shape, and color, it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device.
- b) Advertising adult materials. No sign shall indicate the presence of adult videos or materials in an establishment unless such use is permitted by article III, division 12 of this chapter.

~~(4) Functional sign types. The following types of signs shall be considered to be functional sign types: Definitions~~

- a) Bulletin board sign. A sign that indicates the name of an institution or organization on whose premises it is located and that contains the name or names of persons connected with it, and announcements of persons, events or activities occurring at the institution. Such signs may also present a greeting or other similar message.
- b) Electric Sign. Any sign containing electric wiring. This does not include signs illuminated by an exterior floodlight source.
- c) Flashing Sign. Any illumined sign on which the artificial light is not maintained stationary or constant in intensity and color at all times when such sign is in use. For the purpose of this Code any moving illuminated sign, except digital billboards, must

be considered a flashing sign.

d) Freestanding Sign. A sign erected and maintained on a freestanding frame, mast or pole not attached to any building, and not including ground mounted signs.

e) Government Sign. A government sign is a sign that is constructed, placed or maintained by the federal, state or local government or a sign that is required to be constructed, placed or maintained by the federal, state or local government either directly or to enforce a property owner's rights.

~~a) Business sign. A sign that directs attention to a business or profession conducted, to a commodity or service sold, offered or manufactured or an entertainment offered, on the premises where the sign is located or to which it is affixed.~~

f) Identification sign. A sign giving the name and/or address of a building, business, development or establishment. Such signs may be wholly or partly devoted to a readily recognized symbol.

g) Integral Sign. A sign that is embedded, extruded or carved into the material of a building façade. A sign made of bronze, brushed stainless steel or aluminum, or similar material attached to the building façade.

h) Marquee Sign. A canopy or covering structure bearing a signboard or copy projecting from and attached to a building.

i) Monument sign. Any sign placed upon or supported by the ground independently of any building or structure on the property and whose supports are not visible. Signs on accessory structures shall be considered monument signs. This sign type includes Neighborhood Entry Monument signs.

f)j) Nameplate sign. A sign giving the name and/or address of the owner or occupant of a building or premises on which it is located and, where applicable, a professional status.

g)k) Off Premises Sign. A sign that directs attention to a business, commodity, service, or entertainment conducted, sold or offered at a location other than the premises on which the sign is located or to which it is affixed.

h)l) Original Art Display. A hand-painted work of visual art that is either affixed to or painted directly on the exterior wall of a structure with the permission of the property owner. An original art display does not include: mechanically produced

or computer generated prints or images, including but not limited to digitally printed vinyl; electrical or mechanical components; or changing image art display.

i)m) Pole sign. A sign that is mounted on a freestanding pole(s), which are visible, either freely visible if legal non-conforming, or with architecturally designed cladding if a new or remodeled sign.

j)n) Portable Sign. Any structure without a permanent foundation or otherwise permanently attached to a fixed location, which can be carried, towed, hauled or driven and is primarily designed to be moved rather than be limited to a fixed location regardless of modifications that limit its movability.

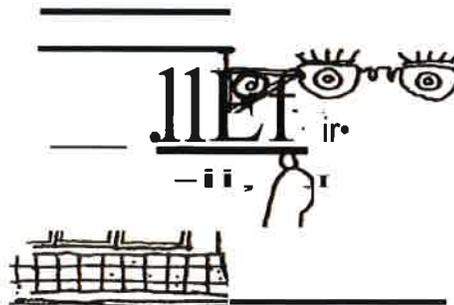
o) Sign. A name, identification, description, display or illustration, which is affixed to, painted or represented directly or indirectly upon a building, or other outdoor surface which directs attention to or is designed or intended to direct attention to the sign face or to an object, product, place, activity, person, institution, organization or business. Signs located completely within an enclosed building, and not exposed to view from a street, are not considered a sign. Each display surface of a sign or sign face is considered to be a sign.

p) Sign area:

1. 1—the space enclosed within the extreme edges of the sign for each sign face, not including the supporting structure; or
2. 2—where attached directly to a building wall or surface, the space within the outline enclosing all the characters of the words, numbers or design.

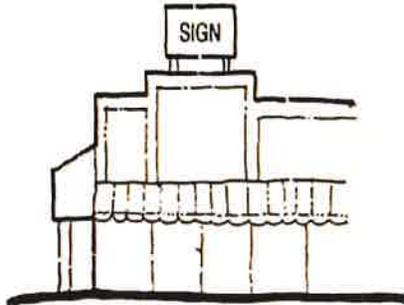
q) Sign face: The entire display surface area of a sign upon, against or through which copy is placed.

r) Projecting Sign. A sign, other than a wall sign, which projects no more than 12



inches from and is supported by a wall of a building or structure.

s) Roof Sign. A sign located on or above the roof of any building, not including false



mansard roof, canopy, or other fascia.

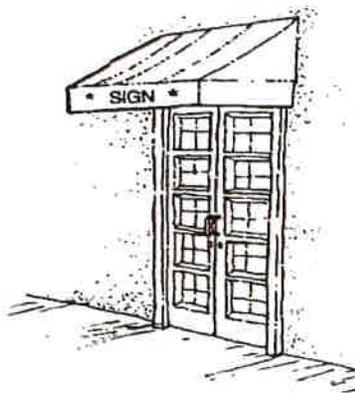
t) Temporary Sign. A banner, pennant, poster or advertising display constructed of paper, cloth, canvas, plastic sheet, cardboard, wallboard, plywood or other like materials and that appears to be intended or is determined by the code official to be displayed for a limited period of time (rather than permanently attached to the ground or a structure). All banners are considered to be temporary signs.

u) Wall sign. A sign fastened to or painted on a wall of a building or structure, which does not project more than 12 inches from such building, and is attached to the building in such a manner that the wall becomes merely the supporting structure or forms the background surface.



(2)(5) Structural sign types. The following types of signs shall be considered to be structural sign types:

- a) Awning, canopy and marquee sign. A sign that is mounted or painted on or attached to an awning, canopy or marquee that is otherwise permitted by these regulations. No such sign shall project farther below than seven feet from the ground level or beyond the physical dimensions of the awning, canopy or marquee.

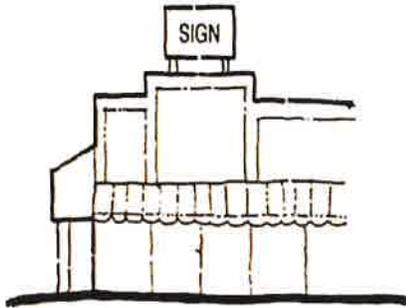


—3—

- (b) Ground sign. See definition of "monument sign ."

~~— Monument sign—~~

- ~~(c) Pole sign. A sign that is mounted on a freestanding pole(s), which are visible, either freely visible if legal non-conforming, or with architecturally designed cladding if a new or remodeled sign.~~
- ~~(d) Projecting sign. A sign that is wholly or partly dependent upon a building for support and that projects more than 12 inches from such building.~~
- ~~(e) Roof sign. A sign that is erected, constructed and maintained above the roof of a building, with the principal support on the roof of the building. A roof sign also includes signs painted on the roof of a building.~~



(f)(c)

a) ~~Wall sign. A sign fastened to or painted on a wall of a building or structure, which does not project more than 12 inches from such building, and is attached to the building in such a manner that the wall becomes merely the supporting structure or forms the background surface.~~



(Comp. Ord. of 4-20-2010, § 25-1)

~~Sec. 50-488.~~ Sec. 50-489. **New or rebuilt signs; permits.**

- (a) **Permit required.** Unless otherwise provided in these regulations, no new, permanent or temporary sign shall hereafter be hung, erected, attached or supported on a building or structural support, and no existing sign shall be altered, rebuilt, extended, replaced or relocated until a permit has been issued by the director of development and public affairs or the director's designee. All signs legally existing on the effective date of the ordinance from which this chapter is derived may remain in use including those in the status of legal non-conforming sign.
- (b) **Application for permit.** Applicants for sign permits shall submit an application form (furnished by the director of development and public affairs), appropriately filled out. Said application shall include, or have attached, the following information:

- (1) The name, address, and telephone number of the applicant.
- (2) The location of the building, structure or lot where the sign is to be located .
- (3) Position of the sign in relation to nearby buildings and structures.
- (4) Two sets of prints showing the plans and specifications of the proposed sign and sign structure along with the method of construction and attachment to the building or in the ground.
- (5) The name of the person, firm, corporation or association erecting the sign.
- (6) Written consent of the owner of the building, structure or land to which or on which the sign is to be erected.
- (7) Additional information as the ~~director of development and public affairs~~ Director of Community Development shall require to show full compliance with this and all other applicable laws and regulations of the city.
- (8) A sign permit fee. Said fees shall be set by the board of aldermen.

- (c) Issuance of sign permit. If in the opinion of the ~~director of development and public affairs~~ Director of Community Development, the application meets the requirements of this section, a sign permit shall be issued. If the work authorized by such permit is not started within 120 days from the date of its issuance, such permit shall become null and void. When work is started but delayed, the permit shall remain valid for an additional 120 days.
- (d) Permit revocation. If the ~~director of development and public affairs~~ Director of Community Development shall find that any sign subject to these regulations is unsafe or insecure, is a menace to the public, has been constructed or erected or is being maintained in violation of the provisions of these regulations, written notice shall be given to the person or entity in possession and control of the premises on which the sign is located, specifying the problem. If such person fails to remove or alter the sign so as to comply with the provisions of these regulations within 30 days of such notice, the ~~director of development and public affairs~~ Director of Community Development may cause such sign to be removed or altered to comply with these regulations at the expense of the permittee or owner of the property on which said sign is located. If, in the opinion of the ~~director of development and public affairs~~ Director of Community Development, a sign is an immediate hazard to the public health, safety, or welfare, the Director of eCommunity Ddevelopment and public affairs director may cause the sign to be removed immediately and without notice.

~~Sec. 50-490. - Sec. 50-490. -~~ **General standards.**

- (a) ~~Height of sign. The maximum height of signs shall be measured from ground level at the base of or below the sign to the highest element of the sign and shall be determined for purposes of this section as independent from the maximum height for zoning districts.~~

~~Height of sign. The maximum height of signs shall be measured from ground level at the base of or below the sign to the highest element of the sign and shall be determined for purposes of this section as independent from the maximum height for zoning districts.~~

- (b) Design, construction and maintenance standards. All signs shall be designed, constructed, and maintained in accordance with the following standards:
- (1) All signs shall comply with the applicable provisions of the building code, electrical code, and fire code, as adopted by the city.
  - (2) Except for temporary signs, and temporary event signs conforming in all respects with the requirements of this chapter, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame or structure.
  - (3) All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this chapter at all times.
- (c) Aesthetic standards. All signs shall be reviewed by the ~~Director of Development~~ **Director of Community Development** or designated representative ~~in the public affairs~~ for compliance with the provisions contained herein and in regards to the signs compatibility with the property on which the sign is located and surrounding property. Such review shall occur prior to installation of any sign requiring a sign permit under these regulations. Compatibility of the proposed sign shall be determined based upon the following:
- (1) Use of similar or complimentary materials, shapes and/or colors as existing or proposed on the principle buildings on the property.
  - (2) The sign shall be in scale with the structure and/or the property on which it is located.
- (d) Monument signs. Monument signs shall conform to the following standards:
- (1) All support structures, poles, and wiring related to a monument sign shall be enclosed within the base or sign face of said monument sign so that they are not visible.
  - (2) The color of the base and the materials enclosing the base of a monument sign shall be consistent with the exterior color and materials of the buildings on the property **or the homes in the neighborhood in the case of a neighborhood entry monument sign** unless otherwise

required by design standards specified elsewhere within this chapter.

(3) The maximum number of monument signs allowed on a property is specified in the applicable zoning district regulations in this article.

(4) Monument signs having a base greater than 18 inches in height shall have a base that is constructed of the same materials and incorporates the same colors as the principle structure(s) on the property. Monument sign bases that are 18 inches or less in height may have a base constructed of the same material as the exterior of the sign cabinet.

(5) Landscaping shall be installed around the base of the monument sign **that is appropriate for the size and scale of the sign.**

(6) The maximum height of a monument sign is as follows unless a lower height is required elsewhere within these regulations:

a) Residential District: **five feet.**

b) Neighborhood Commercial District: **Eight ~~five~~ feet. For developments with three to five businesses, a community monument sign shall be a maximum of 12 feet. For large developments with six or more businesses a community monument sign shall be a maximum of 16 feet.**

c) Highway Commercial District: **Twelve ~~eight~~ feet. For large developments with six or m-or-e businesses-, a community monument sign shall be a maximum of 16 feet.**

d) Industrial District: **Twelve ~~e+ght~~ feet.**

~~(7) The minimum base width of a monument sign shall not be less than two-thirds the cumulative height of the sign face and base. Monument sign bases shall be as approved by the Director of Community Development or designated representative in compliance with the specific standards for such signs.~~

~~(8) The base of the monument sign shall not have a depth greater than the depth of the sign face. Monument signs designating single family residential neighborhoods shall be approved as part of the overall subdivision development plan. For existing neighborhoods, the entrance monument shall be reviewed and approved by the Director of Community Development or designated representative, and shall be consistent with the overall character of the neighborhood and constructed of quality materials that are consistent with materials used on home facade-s or decorative walls within the neighborhood.~~

(9) Community monument signs for large multi-tenant developments shall be architecturally designed to be unique for each development. Structural and aesthetic plans for each such community monument sign shall be submitted for approval by the Director of Community Development or designated representative.

(g) Illuminated signs. Signs shall be shaded wherever necessary to avoid casting bright light upon property located in any residential district or upon any public street or park. Illumination shall be restricted to the face of the signboard.

(h) Flashing or moving signs. No flashing signs, rotating or moving signs, animated signs, signs with moving lights, or signs that create the illusion of movement shall be permitted. A sign whereon the current time and/or temperature are indicated by intermittent lighting shall not be deemed to be a flash-sign if the lighting changes are limited to the numerals indicating the time and/or temperature.

(i) Electric changeable copy shall be allowed on signs subject to the following requirements:

(1) Electric changeable message copy may change no more than one time per minute and shall not include any flashing, flowing, scrolling, alternating or blinking lights;

(2) Electric changeable message copy shall be integral to and a part of an approved structural type of sign for the applicable district in which the sign is located.

(3) Electric changeable message copy shall be either multi-color or single color on dark background.

(4) Electric changeable message copy shall be proportional in size to the overall sign but shall not exceed 40% of the overall sign area.

(j) Metal signs. Signs constructed of metal and illuminated by any means requiring internal wiring or electrically wired accessory fixtures attached to a metal sign shall maintain a free clearance to grade of ten feet. Accessory lighting fixtures attached to a non-metal frame sign shall maintain a clearance of ten feet to ground.

(k) Location. No sign shall be permitted to project over the public right-of-way, except with the approval of the board of aldermen as a conditional use or as a permitted use in the Town Square Overlay District (TS) when the lowest part of such sign is at least eight feet above the sidewalk area.

(l) Accessway or window. No sign shall block any accessway or window required by any applicable building, housing, fire or other codes or regulations.

(m) Signs on trees or utility poles. No sign shall be attached to a tree or utility pole whether on public or private property, except signs attached directly to utility poles by licensed public utilities.

for safety or identification purposes.

(n) Traffic safety.

(1) No sign shall be maintained at any location where by reason of its position, size, shape or color, it may obstruct, impair, obscure, interfere with the view of, or be confused with, any traffic control sign, signal or device, or where it may interfere with, mislead or confuse traffic.

(2) No sign shall be located in any vision triangle as defined in these regulations, except official traffic signs or other signs mounted eight feet or more above the ground whose supports (not exceeding two) do not exceed 12 inches at the widest dimension and thus do not constitute an obstruction.

(o) Abandoned signs.

(1) Any sign structure excluding temporary signs, in a business, commercial, or industrial district which advertises an activity which no longer takes place at that location shall be considered an off-premises sign unless the face of such sign is covered or removed. A sign structure which remains in such a state whereby the face has been covered or removed for a period of more than 60 days shall be considered to have been abandoned and shall be subject to removal by the property owner within ten days of a notice to do so by the Director of Community Development or his or her designee. ~~used for the purpose of advertising a business that has not been conducted for a period exceeding 60 days shall be taken down and removed by the permittee, owner, agent or person having the beneficial use of the sign, or of the building, structure or land on which such sign is located within ten business days after receiving written notification thereof if such sign is not in conformity with the provisions of this article.~~ Additionally, as part of the removal of said sign the facade of the building, structure, or premises shall be restored to an appearance that is consistent with the remaining facade of the building, structure or premises and any support structures of the sign shall be removed.

(2) The face of any on-site sign used for a business that has ceased operating for a period of 30 days shall be removed within ten business days upon notification.

(3) Upon failure to comply with any such notice provided in this section within the time specified, the city is hereby authorized to cause removal of such sign and/or sign face, including any related support structures; restore the building, structure or premises to an appearance that is consistent with the remaining facade of the building, structure or premises and any expense incidental thereto shall be paid by the permittee or owner of the land, building or structure to which such sign is attached.

(p) Temporary signs.

(1) Temporary signs allowed at any time.

(a) A property owner may place one sign with a sign face no larger than two (2) square feet on a single parcel at any time. Such sign may remain for a period not to exceed 120 days, after which it must be removed for at least 30 days and then may be replaced.

(b) A property owner may place a sign no larger than 8.5 inches by 11 inches in one window on the property at any time.

(2) Additional Temporary Signs

(a) Election seasons.

(i) An election season is defined as the a period beginning 90 days prior to an election and ending 10 days after an election.

(ii) During and election season a property owner in a residential district may place up to one additional sign no larger than two (2) square feet for each race or issue on the ballot, not to exceed a total of one sign per twenty-five feet of road frontage for the property.

(iii) During an election season a property in a business, commercial, or industrial district may place additional signs as provided in the residential district in Subsection 2) a.ii. above, or one additional sign no larger than four feet by six feet.

(b) Winter holidays.

(i) The winter holiday season is defined as the period between December 1<sup>st</sup> of each year and January 30<sup>th</sup> of the following year.

(ii) During the Winter Holiday season, a property in any district may display one additional sign no larger than four feet by six feet.

(c) Building construction or remodeling. Initiation upon issuance of a building permit and termination upon issuance of the certificate of occupancy or approval for connection to electric power for the work authorized by the building permit.

(d) Real Estate Sales. In addition, one temporary sign may be located on a property when the owner is offering the the property for sale.

—(i) The sign is displayed only from the period begininning when the property is offered for sale and ending not later than ten business days after a contract for sale has been signed. Signs for temporary events. Signs for a temporary event as defined in this article must comply with the following.

(ii) In addition, during the period that the property is being offered for sale, the property may display a sign indicating that the property is available to be viewed by the general public (open house). Such signs may be displayed beginning the day before the open house until two hours after the ending of the open house.

A temporary sign for any one business may be placed on a lot subject to the following requirements:

~~Issuance of sign permit subject to the requirements specified in section 50-489.~~

~~Length of display.~~

~~Each Temporary Sign Permit Shall Be Valid For A Maximum Of 30 Days;~~

~~Temporary sign permits shall not exceed a maximum of 60 days per calendar year for any one business; and~~

~~No more than four temporary sign permits may be issued within one calendar year for any one business.~~

~~Size of temporary signs:~~

~~Residential districts. Temporary signs on properties occupied or zoned for residences shall not exceed eight square feet in area.~~

~~Commercial and industrial. Temporary event signs on properties occupied or zoned for commercial or industrial uses shall not exceed 32 square feet in area.~~

(1)(3) \_\_\_\_\_ Location of temporary signs.

~~(a) Temporary signs shall not be located in the public right-of-way.;~~

~~Temporary signs shall not be located in the public right-of-way;~~

(b) Temporary signs shall not be painted on, attached to, or affixed to any trees, rocks, or other similar organic or inorganic natural matter including light poles, utility poles or similar apparatus.;

~~(c) Temporary signs shall not be painted on or attached to vehicles or trailers.~~

(4) Prohibited temporary signs. The following type of signs and sign features are prohibited unless approved by the board of aldermen after review by the planning commission:

(a) Moving, flashing or animated signs;

(b) Pennant streamers;

(c) Accessory elements or features (such as computers, dolls, balloons or other inflatable devices, etc.) attached to the temporary sign.

~~(5) (5) Removal. Temporary signs must be removed at the end of the period for which they are allowed.~~

~~(6) (6) Maintenance. Temporary signs must be maintained in good condition, free of tears and damage. Torn, damaged, or worn temporary signs must be repaired, removed or replaced upon instruction to do so by the Director of Community Development. Signs which are replaced may remain for the duration of the period allowed. W (q) Signs for temporary events. Signs for a temporary event as defined in this article must comply with the following:~~

~~(7)~~

~~Duration. The sign may be placed upon initiation of the temporary event, and must be removed within ten working days of the termination of the event. Initiation and termination of particular events shall be interpreted as follows:~~

(7) Exceptions.

(a) These regulations shall not apply if the temporary event sign is placed on a legal sign structure such as a legal advertising (billboard) sign.

(b) These regulations shall not apply to temporary government signs.

~~Election. Initiation upon the last day of qualification of candidates or certification of a ballot question and termination upon the completion of the election.~~

~~Building construction or remodeling. Initiation upon issuance of a building permit and termination upon issuance of the certificate of occupancy or approval for connection to electric power for the work authorized by the building permit.~~

~~Fund-raising or non-commercial event; special seasonal event; public attractions. Initiation 45 days prior to first day of the event and termination on the last day of the event.~~

~~Size of temporary event signs.~~

~~Residential districts. Temporary event signs on properties occupied or zoned for residences shall not exceed eight square feet in area.~~

~~Commercial and industrial. Temporary event signs on properties occupied or zoned for commercial or industrial uses shall not exceed 32 square feet in area.~~

Additional requirements:

~~Temporary event signs shall be located on the ground or wall of a building only.~~

~~Temporary event signs shall not be illuminated.~~

~~Temporary event signs shall not be located on public property;~~

~~Temporary event signs shall not exceed a maximum height of ten feet in multifamily, commercial and industrial districts and five feet in all other districts.~~

~~Temporary event signs not meeting the requirements of this section require a conditional use permit.~~

~~Temporary event signs must be authorized by a building permit if required under the building code adopted by the city.~~

~~These regulations shall not apply if the temporary event sign is placed on a legal sign structure such as a legal advertising (billboard) sign.~~

(Comp. Ord. of 4-20-2010, § 25-3)

~~Sec. 50-489.~~ ~~Sec. 50-491.~~ - ~~Sec. 50-491.~~ - **Exemptions.**

(a) The following signs shall be exempt from the requirements of this article as long as no traffic safety issues are involved:

(1) Signs of a duly constituted governmental body, including traffic or similar regulatory devices, legal notices, warnings at railroad crossings and other instructional or regulatory signs having to do with health, hazards, parking, swimming, dumping, etc.

(2) Replacing or altering changeable copy ~~on signs of theater marquees, bulletin boards, electric changeable message boards, and similar signs.~~

(3) Flags or emblems of a government or of a civic, philanthropic, educational or religious organization displayed on private property.

(4) Garage sales signs, not exceeding four square feet in area, ~~and tablets and memorial signs that are all displayed on private property~~ provided they are removed 48 hours after the conclusion of the sale.

(5) Small signs, not exceeding five square feet in area, displayed on private property for the convenience of the public, including signs to identify entrance and exit drives, parking areas, one-way drives, rest rooms, freight entrances and the like.

(6) Address numerals and other signs required to be maintained by other laws, rules or regulations, provided, however, that the content and size of the sign do not exceed such requirements.

~~(6)(7)~~ Interior signs

~~(7)~~ Scoreboards in athletic fields or stadiums intended to be primarily visible only to participants in the event.

(b) The following signs are exempt from the sign permit requirements of this section, but shall comply with all of the other regulations imposed by this section:

(1) Nameplate signs not exceeding two square feet in gross surface area accessory to a

residential dwelling.

(2) Identification signs not exceeding 40 square feet in gross surface area accessory to a multiple dwelling.

(3) One bulletin board sign not exceeding 40 square feet in gross surface area for each street frontage accessory to a church, school or public or non-profit institution. Any sign may be either a monument or wall sign and must maintain a minimum eight-foot setback from any property line.

(4) Home occupation signs that are not illuminated and do not exceed two square feet in gross area.

(Comp. Ord. of 4-20-2010, § 25-4)

~~Sec. 50-490.~~ Sec. 50-492. - **District sign regulations table.**

The district sign regulations table of this section provides a tabular summary of the type of functional signs and structural signs that are allowed within each zoning district.

- (a) Permitted. Functional sign and structural sign types identified with a "P" in a zoning district column of the district sign regulations table that follows are permitted in the applicable zoning district, subject to such standards as specified for each applicable zoning district and all other requirements specified in this chapter.
- (b) Conditionally permitted. Functional sign and structural sign types that are identified with a "C" in a zoning district column of the district sign regulations table that follows are allowed upon approval of conditional use permit as specified in article IX of this chapter.
- (c) Not permitted. Functional sign and structural sign types that are identified with an "N" in a zoning district column of the district sign regulations table that follows are not allowed.

	Zoning Districts									
	R-1	R-2	R-3	<del>RE</del>	MH	NC	HC	M	N	
Functional Sign Type										
Advertising Sign (Billboard)	N	N	N	<del>N</del>	N	N	C	C	N	
Bulletin Board Sign	C	C	C	<del>C</del>	C	P	P	P	P	
Business Sign	N	N	N	<del>N</del>	N	P	P	P	P	
Identification Sign	P	P	P	<del>P</del>	P	P	P	P	P	
Memorial Sign	C	C	C	<del>C</del>	C	C	C	C	C	
Nameplate Sign	P	P	P	<del>P</del>	P	P	P	P	P	
Temporary Event Sign	P	P	P	<del>P</del>	P	P	P	P	P	
Structural Sign Type										
Awning, Canopy or Marquee Sign	N	N	N	<del>N</del>	N	P	P	P	P	
Temporary sign	P	P	P	<del>P</del>	P	P	P	P	P	
Monument Sign	<del>C</del> P	P	P	<del>P</del>	P	P	P	P	P	
Pole Sign	N	N	N	<del>N</del>	N	N	N	N	N	
Projecting Sign	N	N	N	<del>N</del>	N	P	P	P	N	
Roof Sign	N	N	N	<del>N</del>	N	N	N	N	N	
Wall Sign	P	P	P	<del>P</del>	P	P	P	P	P	

(Comp. Ord. of 4-20-2010, § 25-5.01)

Sec. 50-493. - Residential districts. The following provisions shall apply to residential districts:

- (a) Number of signs permitted: one of each functional type per zoning lot.
- (b) Maximum gross surface area:

(1) Bulletin board and identification signs: 16 square feet.

(2) Nameplate signs: two square feet.

~~a. Temporary event signs:~~

(3) ~~Neighborhood entry~~ monument signs: ~~32 Square~~ feet not including ~~base and~~ architectural features.

~~(c) Required setback: ten feet from any property line or ten feet from the paved surface of any road or sidewalk, whichever is greater.~~

~~(d) Illumination: no sign shall be illuminated except that bulletin board signs may be indirectly illuminated with incandescent or fluorescent light~~

~~(Comp. Ord. of 4-20-2010, § 25-5.02)~~

~~Sec. 50-491. — Sec. 50-494. - **Sec. 50-494. — Town Square Overlay District (TS).**~~

All signs in the Town Square Overlay District (TS) shall comply with the requirements specified in article VIII of this chapter:

(a) Number of signs permitted: Monument signs: See article VIII of this chapter.

(b) Other structural types permitted: See article VIII of this chapter.

(c) Maximum gross surface area: two square feet of sign area for each one foot of lineal building frontage along a street frontage provided no single sign shall exceed a gross surface area of 200 square feet unless otherwise specified in article VIII of this chapter.

~~(1) Temporary event signs: section 50-490(p)~~

(d) Required setback: See article VIII of this chapter.

(e) Illumination: See article VIII of this chapter. (Comp. Ord. of 4-20-2010, § 25-5.03)

~~Sec. 50-492. — Sec. 50-495. - **Neighborhood Commercial (NC) and Adult Entertainment Use (AE).**~~

The following provisions shall apply to Neighborhood Commercial (NC) and Adult Entertainment Use (AE) Districts:

(a) Number of signs permitted:

(1) Monument signs: one per zoning lot.

(2) Other structural types permitted: no limit on the number of wall, awning, canopy, marquee, projecting, or temporary signs, subject to maximum gross surface area.

(b) Maximum gross surface area: three square feet of sign area for each one foot of building lineage along a street frontage provided that no single sign shall exceed a gross surface area of 300 square feet.

(c) Required setback: no minimum required.

(d) Illumination: illuminated signs shall be permitted. (Comp. Ord. of 4-20-2010, § 25-5.04)

~~Sec. 50-493.~~ ~~Sec. 50-496.~~ - ~~Sec. 50-496.~~ - **Highway Corridor Commercial (HC).**

The following provisions shall apply to Highway Commercial Corridor (HC) Districts:

(a) Number of signs permitted:

(1) Monument signs: one per zoning lot. For large developments of three (3) or more tenants with entranceways from two adjacent streets, a monument sign may be placed on each frontage. Such sign may not be placed if a pole sign exists on a particular frontage.

(2) Other structural types permitted: no limit on the number of wall, awning, canopy, marquee, projecting, or temporary signs, subject to maximum gross surface area.

(b) Maximum gross surface area: three square feet of sign area for each one foot of building lineage along a street frontage provided that no single sign shall exceed a gross surface area of 300 square feet. Community monument signs serving a large development containing five (5) or more tenants may submit an architecturally designed multi-tenant monument sign plan for approval by the Director of Community Development or designated representative that does not exceed 400 square feet of present or future tenant sign area.

(c) Required setback: no minimum.

(d) Illumination: illuminated signs shall be permitted. (Comp. Ord. of 4-20-2010, § 25-5.05)

~~Sec. 50-494.~~ ~~Sec. 50-497.~~ - **Industrial (M).**

The following provisions shall apply to Industrial (M) Districts:

(a) Number of signs permitted:

(1) Monument signs: one per zoning lot.

(2) Other structural types permitted: no limit on the number of wall, awning, canopy, marquee, projecting, or temporary signs, subject to maximum gross surface area.

- (b) Maximum gross surface area: four square feet of sign area for each one foot of building lineage along a street frontage provided that no single sign shall exceed a gross surface area of 400 square feet.
- (c) Required setback: no minimum required.
- (d) Illumination: illuminated signs shall be permitted. (Comp. Ord. of 4-20-2010, §25-5.06)

~~Sec. 50-495.~~ Sec. 50-498. - **Nonconforming signs.**

Every sign in existence at the time the ordinance from which this chapter is derived becomes effective may continue in existence, subject to the following:

- (a) It shall not be altered structurally or moved unless it is made to comply with the provisions of these regulations. However, the changing of the movable parts of an existing sign that is designed for such changes, or the repainting or repasting of display matter shall not be deemed a structural alteration.
- (b) The lawful use of a sign existing on the effective date of the ordinance from which this chapter is derived, although such sign does not conform to the provisions hereof, may continue, but if such nonconforming use is discontinued for a period of 60 days, any future use of such sign shall be in conformity with the provisions of these regulations.
- (c) No sign that has been damaged by **accident**, fire, wind, explosion, or other act of God to the extent that 50 percent or more of the sign is destroyed shall be restored except in conformity with these regulations. Any sign that has been damaged to an extent less than 50 percent may be restored **to the same condition and dimensions** that existed as a nonconforming use prior to its damage.

(Com-p. Ord. of 4-20-2010, § 25-6)

**Secs. 50 -499- 50-516. - Reserved.**





# Staff Report

Community Development  
Planning and Development Services

## PZ 2019-14

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: January 2, 2020

Re: Zoning Ordinance Text Amendments Regarding Vehicle and Equipment Sales

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### VEHICLE SALES TEXT AMENDMENTS SUMMARY

Over the past two decades, all but one of the new car dealers that used to call Raytown home have moved elsewhere. Over that same time period, a number of used vehicle sales businesses have closed as well. Recently, substantial renewed interest in opening used auto sales businesses in Raytown has occurred, particularly along 350 Highway, creating a situation where the City does not have adequate codes in place to prevent clustering of these businesses within close proximity to each other. Staff believes it is in the best interests of the residents of Raytown to propose new regulations that provide stronger controls on where any new or used vehicle sales can locate and how many are appropriate within the City.

#### Changes to Municipal Code Chapter 50, Article IV, regarding the Use Table

- Prohibition on vehicle sales as an accessory use to any primary use
- Separating Vehicle Sales, New or Used, and Equipment Sales in the Use Table and providing separate permitted or conditional allowances based upon zone
- Establishing a minimum distance separation between vehicle sales uses
- Establishing criteria for expansion of existing vehicle sales businesses
- Limiting total number of vehicle sales establishments city-wide

The changes recommended at the November 21, 2019 meeting have been incorporated into the amendments attached to this staff report.

#### Attachments:

- Notice of Public Hearing
- Proposed Zoning Ordinance Text Amendments for Vehicle and Equipment Sales

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI  
COUNTY OF JACKSON

} S.S.

Before the undersigned Notary Public personally appeared Lisa Fowler 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 December 09, 2019 edition and ending with the December 09, 2019 edition, for a total of 1 publications:

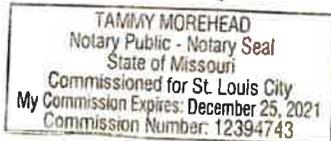
12/09/2019

*Lisa Fowler*

Lisa Fowler

Subscribed & sworn before me this 9th day of Dec, 2019  
(SEAL)

*Tammy Morehead*  
Notary Public



Notice of Public Hearing

The City of Raytown is in the process of amending part of Chapter 50, Article IV, of the Raytown Municipal Code, entitled "Districts and District Map", amending certain portions of the Land Use Table contained in Section 50-107, including placement of additional zoning regulations pertaining to vehicle sales, both new and used, with city-wide applicability.

A public hearing to consider these proposed new regulations will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, January 2, 2020. A copy of the agenda and packet including a staff report with the proposed changes will be available for viewing on the City of Raytown's website, www.raytown.mo.us, on Friday, December 27, 2019.

The Raytown Board of Aldermen will also hold public hearings regarding the above-described new regulations, tentatively scheduled for 7:00pm on Tuesday, January 7, 2020, and 7:00pm on Tuesday, January 21, 2020.

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 hearing 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 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) in order 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

## CHAPTER 50, ARTICLE IV. – DISTRICTS AND DISTRICT MAP

### Sec. 50-107. – Land Use Table.

(a) *Generally.* The following land use table identifies uses that are either permitted by right, require approval of a conditional use permit or are not allowed in each of the applicable districts. Many of the uses are defined in [section 50-4](#). Any uses that are not defined in [section 50-4](#) shall be given their common meaning.

(1) *Permitted (allowed by right).* Uses identified in a zoning district column of the Use Table with a "P" are "permitted by-right" and shall be permitted in such zoning district, subject to such special use regulations as may be indicated in the "conditions" column and all other requirements of this article.

(2) *Conditional uses.* Uses identified in a zoning district column of the Use Table with a "C" are "conditional uses" and shall be permitted in such zoning district if reviewed and approved in accordance with the standards of article V of this chapter. Conditional uses shall be subject to such special regulations as may be specified in article V of this chapter and all other requirements of the city Code.

(3) *Not permitted.* Uses not identified in a zoning district column of the Use Table as permitted by-right or by conditional use are not allowed in such zoning district unless otherwise expressly permitted by other regulations of the city Code.

(4) *Conditions.* A letter in the "conditions" column of the Land Use Table refers to standards applicable to a particular use in one or more of the districts in which such use is allowed. The referenced regulations appear in subsection (b) of this section.

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

(1) Single-household dwellings, excluding manufactured or mobile homes, shall have a permanent foundation.

(2) Dwellings used for small group living, shall be subject to the following requirements:

a. No alterations or additions shall be made to a dwelling or accessory structure which will alter the residential appearance of such dwelling.

b. No dwelling used for small group living shall be located within 1,200 feet of another dwelling used for group living, large or small, or a residential care facility, as measured from the nearest property line to the nearest property line.

c. No traffic shall be generated by such group home between the hours of 10:00 p.m. and 6:00 a.m. in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such group home shall be met by off-street parking areas not located in a required front yard.

d. The dwelling shall meet all requirements of the city's adopted codes relating to the safety of occupants, including, but not limited to building and fire codes.

(3) Churches, chapels, mosques, synagogues and temples shall be located on a minimum of a one acre size lot, if located in accordance with at least one of the following:

a. On a lot having a sideline common to a public park, playground, or cemetery, or directly across a street from any one of combination of said uses.

b. On a corner lot having a minimum of 100 feet frontage on one side.

c. On a lot three sides of which adjoin streets.

(4) Golf courses shall be:

a. Used for daytime use only, including accessory clubhouses and related daytime driving ranges. This requirement shall not be applicable to independent golf driving ranges, pitch and putt or miniature golf courses.

b. Placed on lots greater than one acre.

(5) a. Residential accessory uses, including automobile parking areas, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a business or industry, are permitted. Such accessory uses shall not include raising animals, with the exception that one horse per 40,000 square feet lot may be kept in a detached stable. Detached accessory structures should be at least five feet from any property line. Accessory buildings shall not exceed 720 square feet.

b. Accessory buildings and uses in the NC districts that are customarily incidental to the above permitted uses are allowed, provided there shall be no manufacture, processing or compounding of products other than such that are customarily incidental and essential to such permitted use. Accessory buildings and uses shall be constructed in a style and manner similar to the principal building or use.

c. In the HC district, accessory buildings and uses customarily incidental to the above uses if they are constructed in a style and manner similar and sympathetic to a principal building or use.

d. Land in the HC district that is adjacent to a district in which a single-household home is permitted, no article or material stored or offered for sale in connection with uses permitted above shall be stored or displayed outside the confines of a building unless it is so screened by permanent ornamental walls, fences or planting that it cannot be seen from adjoining streets or lots when viewed by a person standing on ground level.

e. In the HC district, automobile sales and automobile service stations engaged in the sale of gasoline and oil, open display may be permitted of merchandise commonly sold by automobile service stations (e.g., oil, batteries, tires, wiper blades, etc.). No permanent open display will be permitted on sidewalks or public rights-of-way. Such display will be adequately screened from adjacent residential property.

f. In the Town Square Overlay District, no article or material stored or offered for sale shall be stored or displayed outside the confines of a building unless otherwise approved by the board of aldermen as part of a development plan or is otherwise permitted by a temporary permit governed by [section 50-15](#).

(6) Private swimming pools, if more than two feet deep, shall be subject to the following conditions and requirements:

a. They must be located behind the front building line and not less than ten feet from any rear or side lot line, and in the case of corner lots, not less than 15 feet from a side street line and at least 20 feet from a principal building on an adjoining lot.

b. If located in the side yard, they shall not be less than 40 feet from the front line and not less than 15 feet from the side lot line.

c. The area in which the pool is located shall be entirely enclosed and separated from adjoining property by a protective fence or other permanent structure of a non-climbable variety at least four feet in height but less than six feet in height.

d. Such protective enclosures shall be provided with gates equipped with locks, which shall be locked when the pool is not attended.

e. Adequate pool drainage facilities shall be provided for which the plans and specifications shall be approved by the director of community development and public affairs or some other duly qualified individual.

(7) Home occupations shall be subject to the following use standards:

a. Said use shall be conducted solely within the confines of the main dwelling and shall not exceed 25 percent of the floor area.

b. Garages or carports, whether attached or detached, shall only be used for the storage of automobiles related to the home occupation.

c. All materials, equipment and samples associated with such home occupation shall be stored completely within the dwelling.

d. No alterations or additions shall be made to a dwelling or accessory structure for business or commercial purposes which will alter the residential appearance of such dwelling.

e. There shall be no entrance or exit way specifically provided in the dwelling or on the premises for the conduct of the home occupation.

f. Permitted home occupations shall not include the employment of any persons not residing on the premises.

g. No traffic shall be generated by such home occupation between the hours of 10:00 p.m. and 6:00 a.m. in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met by off-street parking areas not located in a required front yard.

- h. The home occupation shall not cause the elimination of required off-street parking.
- i. No uses that create excessive illumination, noise, odor, dust, vibration, air pollution, water pollution or conflict with the use of adjacent property for residential uses are permitted.
- j. A family day care home may be operated as a home occupation, subject to the following conditions:
  - 1. The family day care must be operated by a person who resides in the single-family dwelling.
  - 2. Care is provided to no more than five children not related to the day care provider, at any one time.
  - 3. At least 500 square feet of contiguous, compact outside play area in the rear yard of the premises must be available for outside recreation of children.
  - 4. Play area must be enclosed with a fence at least 60 inches in height.
  - 5. An off-street, unobstructed, paved parking area for the pick up and drop off of participants must be provided.
  - 6. Any body of water, natural or manmade, must be fenced and secured in accordance with this Code.
  - 7. No family day care home shall be located within 1,200 feet of any other type of day care, as measured from nearest property line to nearest property line.
- k. An adult day care may be operated as a home occupation, subject to the following conditions:
  - 1. The adult day care must be operated by a person who resides in the single-family dwelling.
  - 2. Care is provided for no more than five adults at any one time. An adult day care participant, who is not mentally or physically capable of negotiating a normal path to safety, shall count as three persons. The city may request a statement from a physician that a participant is mentally and physically capable of negotiating a normal path to safety. When assistive devices or aids are necessary for an adult day care participant to negotiate a normal path to safety, the adult day care shall be handicap accessible.
  - 3. When assistive devices or aids are necessary for an adult day care participant to negotiate a normal path to safety, the adult day care shall be handicap accessible.
  - 4. Rear yard must be enclosed with a fence at least 60 inches in height.
  - 5. An off-street, unobstructed, paved parking area for the pick up and drop off of adults must be provided.
  - 6. No adult day care home shall be located within 1,200 feet of any other type of day care, as measured fm nearest property line to nearest property line.
- l. The following uses are specifically prohibited as home occupations:

1. Retail or wholesale sales;
2. Sales to the public on the premises not incidental thereto;
3. Equipment rental;
4. Sale of any parts;
5. Lawnmower, appliance equipment and machinery repair;
6. Automobile and other motor vehicle repair services and/or sales; and
7. Uses requiring the storage or use of highly flammable, toxic or other hazardous materials.

Specifically prohibited home occupations may receive a home occupancy accessory use permit from the board of zoning adjustment.

m. A home occupation permit shall be issued to the applicant, and the same shall not be transferable or assignable, nor shall it be contained on the subject property after the use shall have been discontinued or abandoned for a period of 60 days.

n. Home occupations established prior to the enactment of these regulations will continue to be subject to the zoning regulations in effect on the date that the home occupation was commenced. A home occupation permit subject to the provisions of these zoning regulations will be required after the discontinuance or abandonment of such a home occupation.

(8) Two-household condominium dwellings as long as they are provided with separate utility connections and are constructed with appropriate zero lot line coverage.

(9) A residential care facility or a dwelling used for large group living, subject to the following requirements:

- a. At least 500 square feet of contiguous, compact outside recreation area must be provided for every five residents.
- b. The recreation area must be fenced with a fence at least 60 inches in height.
- c. Parking. Parking shall be met by off-street parking areas not located in a required front yard, as determined by the requirements of the zoning district.
- d. No alterations or additions shall be made to a dwelling or accessory structure which will alter the residential appearance of such dwelling.
- e. No traffic shall be generated by residential care facilities or a dwelling used for large group living between the hours of 10:00 p.m. and 6:00 a.m. in greater volumes than would normally be expected in a residential neighborhood.
- f. No dwelling used for large group living shall be located within 1,200 feet of another dwelling used for group living, large or small, or a residential care facility, as measured from the nearest property line to the nearest property line.

g. No residential care facility may be located within 1,200 feet of another residential care facility, or a dwelling used for group living, large or small, as measured from the nearest property line to the nearest property line.

h. All other requirements of the R-3 district shall be met.

i. Any residential care facility or dwelling used for large group living must be licensed by the State of Missouri, if applicable.

j. In Districts R-1 and R-2, no more than 16 total residents shall be cared for at any one time.

k. In Districts R-1 and R-2, the applicant must demonstrate that the use will be consistent with the residential character of the neighborhood by presenting information regarding:

1. The number of residents.

2. The number of employees.

3. The number of additional vendors or service providers anticipated to visit the home each day, week, and month including but not limited to pharmacy deliveries, barbers, therapists, doctors, food deliveries, transportation of residents, and special activity providers.

4. The total number of vehicle trips to and from the home per day, including all of the above.

(10) Any such store or shop must not produce more noise, odor, dust, vibration, blasting or traffic than specifically permitted by these regulations and city policy.

(11) An off-street, unobstructed, paved parking area for the pick up and drop off of participants must be provided.

(12) a. At least 500 square feet for every five children, of contiguous, compact outside play area must be provided for outside recreation of children.

b. The play area must be fenced with a fence at least 48 inches in height.

c. An off-street, unobstructed, paved parking area for the pick up and drop off of participants must be provided.

d. Any body of water, natural or man-made, must be fenced and secured in accordance with the Raytown Code of Ordinances.

(13) a. In the industrial district, the entire operation shall be conducted within a fire-rated building or buildings, completely enclosed by walls and roof except that loading docks, service areas and outdoor storage areas may be located outside of a building or buildings, in compliance with the terms of article III, division 7 of this chapter.

b. The activity shall create no noise in excess of that of normal daily traffic measured at the lot line of the premises.

c. The activity shall create no vibration for a period longer than three minutes in any one hour that is perceptible at the lot line of the premises.

- d. The activity shall create no dust, dirt, odor or obnoxious gasses, heat and unscreened glare that is perceptible at the lot line of the premises.
- e. The activity shall be free from fire hazards and excessive industrial wastes.
- f. Each industrial area shall have its own system of streets so that the traffic generated by any industrial use shall flow directly onto a street within the area zoned for industry, hence to empty on any street bordering such area.

(14) All residential units shall be located on floors levels above the first story unless otherwise approved as part of a development plan by the board of aldermen.

(15) a. Adult entertainment establishments, adult book stores, adult motion picture theaters or adult mini-motion picture theaters may be located in a commercial district (NC or HC) or industrial district (M) but not within 500 feet of any residential district with an R in its designation (R-1, R-2 or R-3).

b. No adult entertainment establishment, adult book store, adult motion picture theater or adult mini-motion picture theater shall be allowed to locate or expand within 1,000 feet of any other similar use.

c. No adult entertainment establishment, adult book store, adult motion picture theater or adult mini-motion picture theater shall be allowed to locate or expand within 500 feet of any school, religious institution or public park within the city.

d. The distance between any two adult entertainment establishments, adult book stores, adult motion picture theaters or adult mini-motion picture theaters shall be measured in a straight line, without regard to intervening structures, from the closest exterior structure wall of each business.

e. The distance between any adult entertainment establishment, adult book store, adult motion picture theater or adult mini-motion picture theater and any religious institution, school, public park or any property zoned for residential use shall be measured in a straight line, without regard to intervening structures, from the closest exterior structural wall of the adult entertainment establishment, adult book store, adult motion picture theater or adult mini-motion picture theater to the closest property line of the religious institution, school, public park or the property zoned for residential use.

f. No adult entertainment establishment, adult book store, adult motion picture theater or adult mini-motion picture theater shall be conducted in any manner that permits the observation of any material depicting, describing or relating to a specified sexual activities or a specified anatomical areas, as defined by these regulations, by display decoration, sign, show window or other opening from any exterior source.

(16) Reserved.

(17) The declaration and all details of covenants, by-laws and administrative provisions pertinent to the maintenance of all buildings, structures, land, and other physical facilities shall be reviewed and approved by the planning commission prior to the issuance of a building permit.

(18) a. Junk yard or salvage yard shall occupy a minimum lot size of ten acres.

b. All such uses shall be located at least 300 feet from a boundary line or 500 feet from a boundary line if the property adjoins land in districts Low Density Residential (R-1), Medium-Density Residential (R-2), High-Density Residential (R-3) and Elderly Housing Residential District (RE).

c. All such uses shall be completely surrounded on all sides by a fence or wall at least eight feet high. The fence or wall shall be of uniform height, uniform texture and color and shall be maintained so as to ensure maximum safety to the public, obscure the junk or salvage from normal view of the public and preserve the general welfare of the neighborhood. The fence or wall shall be installed in such a manner as to retain all scrap, junk or other materials within the yard. No scrap, junk or other salvaged materials may be piled so as to exceed the height of this enclosing fence or wall.

d. No materials shall be loaded, unloaded, or otherwise placed either temporarily or permanently outside the fence or wall.

e. No hazardous or toxic materials shall be stored or handled in a junkyard or salvage yard unless they are located in such uses on a temporary basis not to exceed 90 days until other disposal can be arranged.

(19) a. The kennel shall occupy a minimum lot size of five acres.

b. No kennel building or runs shall be located nearer than 200 feet to any property line.

c. All kennel runs or open areas shall be screened completely from view around such areas or at the property lines to prevent the distraction or excitement of the animals.

d. All kennel runs shall be surrounded by a fence of at least eight feet in height.

e. The kennel shall have adequate measures to prevent odor, dust, noise or drainage from becoming objectionable to uses on other properties. No incineration of animal refuse shall be permitted.

f. All state licensing and operation requirements are met.

(20) Riding stable (private) shall not be located less than 100 feet from the front lot line or less than 30 feet from any side or rear lot line. On such lots, there shall not be kept more than one horse, pony or mule for each 40,000 square feet of lot area, provided however, there is a minimum lot size of two acres, and further provided, however, that when any such stable exists and/or animals as herein provided for are kept, the owner or keeper shall cause the premises to be kept and maintained so as to comply with all state, county and municipal sanitary and health regulations regarding same.

(21) No structure housing horses shall be located nearer than 500 feet to the boundary of any residential district with "R" in its title.

(22) Temporary uses. The following temporary uses of land are permitted in each district unless specifically restricted to particular districts and are subject to the regulations and time limits that follow and to the other applicable regulations of the district in which the use is permitted.

a. *Carnivals and circuses.* Permits for may be approved with conditions by the director of community development and public affairs. Such uses need not comply with the bulk or lot-size requirements, provided that structures or equipment that might block the view of operators of motor vehicles on the public streets shall not be located within 30 feet of the intersection of the curb line of any two streets.

b. *Christmas tree sales.* Allowed in any business or industrial district for a period not to exceed 45 days. Display of Christmas trees need not comply with the yard and setback requirements of these regulations; provided that no trees shall be placed in such a manner as to obstruct the vision of traffic within 30 feet of the intersection of the curb line of any two streets.

c. *Garage sales, yard sales and rummage sales.* Periodic conduct of what is commonly called garage or yard or rummage sales that do not exceed a period of more than five days or on more than four occasions during any calendar year.

(23) The annual production of beer by a craft brewery shall not exceed six million barrels.

(27) Permitted Accessory Uses shall not include Vehicle Sales. Any Vehicle Sales incidental to an existing commercial business of any type located in the Neighborhood Commercial, (NC), Highway Commercial (HC), or Manufacturing, (M), Zones, shall require an application for approval of a Conditional Use Permit. Such incidental vehicle sales, if approved by Conditional Use Permit, shall be approved for a specific limited number of vehicles to display at any one time and shall not be subject to the distance separation or number of businesses restrictions contained in Land Use Conditions Note (28).

(28) The following additional criteria shall apply to all Vehicle Sales, New or Used:

a. Such principal use shall not locate or expand an existing operation within 1,500 feet of any other property on which another principal Vehicle Sales, New or Used, business is located; however, the Planning commission and Board of Aldermen may give special consideration to expansion of an existing operation within 1,500 feet of another property with the same principal use if said expansion will improve the overall character of the neighborhood and not increase the overall number of Vehicle Sales businesses in the City. This shall only occur pursuant to approval of a Conditional Use Permit for the expansion.

b. The separation distance between two such uses shall be measured from the primary entrance of the first Vehicle Sales business, from or to the primary entrance of the second such business .

c. Separation distance provisions shall not apply to any Vehicle Sales, New or Used, business that can demonstrate that they were in operation at the location requested in the business license application prior to the effective date of the ordinance from which this article is derived, and they have operated continuously under the same business name since that time.

d. Notwithstanding any other provision to the contrary, no use permit or business license shall be issued for a Vehicle Sales, New or Used, business where it is determined that the total number of such facilities will exceed a population density factor of one such establishment per 5,000 residents, or fraction thereof, based on the last decennial census.

e. Spaces dedicated on a property for the placement of vehicles for sale shall be properly marked and provide adequate drive aisles to access all such marked spaces. These spaces shall in no way reduce the required number of parking spaces to be provided for customers, employees, or handicapped.

f. Appropriate signage be placed directly on each vehicle that is for sale that can easily be identified as marking such vehicle for that purpose. Such signage shall be placed on or inside the vehicle's windows and shall not consist of balloons, streamers, or other similar devices.

(Ord. No. 5498-14, § 2A—C, 7-15-2014; Ord. No. 5579-17, §§ 1, 2(Exh. A), 9-5-2017; Ord. No. 5575-17, § 1, 5-2-2017)











USES	ZONING DISTRICTS																	Conditions
	Residential Districts					Nonresidential Districts					Overlay Districts							
	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE			
Laundry Service							P		P								(13)	
Manufactured home without a permanent foundation				P					P								(13)	
Manufacturing and Assembly							P		P								(13)	
Mobile Homes				P					P									
Modular Home	P	P	P	P														
Mortuaries					P	P			P							P	(11)	
Motorcycle sales and service						P			P							P	(11)	
Multi-household buildings			P						P				P					
Multi-household dwellings (i.e., communes)	C	C	C	C	C	C	C											
Museums	C	C	C		P				P							P		
Nursery or Garden Center						P			P							P	(11)	
Offices					P	P			P							P	(11)	
Outdoor Gun Clubs						C												
Outdoor Storage Uses						C												
Parking Lot, Commercial							P		P							P	(13)	







