

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 231047

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-205-07 Documentation of Overlays, and enacting in lieu thereof a new section of like number and subject matter for the purpose of documenting the recently-adopted Westport Overlay District; and by enacting Section 88-327, Communications Service Establishments, to provide standards for said uses; and by repealing Section 88-110-03 Table 110-1 (Residential Districts Use Table), Section 88-120-03 Table 120-1 (Business Districts Use Table), and Section 88-130-03 Table 130-1 (Downtown Districts Use Table) and enacting in lieu thereof new tables in each section for the purposes of referencing the use standards of Section 88-327. (CD-CPC-2023-00106)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-205-07, Documentation of Overlays, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-205-07 DOCUMENTATION OF OVERLAYS

88-205-07-A. Once an overlay district is approved by the city council, the city planning and development department must amend the official zoning maps to identify the overlay district boundaries and designation, together with the underlying zoning designation.

88-205-07-B. The city planning and development department must maintain a list of established overlay districts by type.

88-205-07-C.

| Zoning Map Symbol | District Name |
|--------------------------|--|
| CXO | Adult Entertainment Overlay |
| HO | Historic Overlay |
| NCO | Neighborhood Character Overlay |
| PO | Pedestrian-Oriented Overlay |
| Zoning Map Symbol | Special Character District Name |
| ICO | Independence Corridor Overlay |
| MCO | Main Corridor Overlay |
| PBO | Plaza Bowl Overlay |
| TCO | Troost Corridor Overlay |
| WHO | Wornall Homestead Overlay |
| WOD | Westport Overlay District |

Section 2. Amending Chapter 88, the Zoning and Development Code, by enacting a new section, said section to be titled Section 88-327, Communications Service Establishments, and repealing Sections 88-110-03, Table 110-1; 88-120-03, Table 120-1; 88-130-03, Table 130-1 and

enacting in lieu thereof new sections and tables of like number and subject matter, said sections to read as follows:

| Table 110-1 Residential Districts Use Table | | | | | | | | | | | | |
|--|-----------------|------------------------|------------------|------------------------|-----------------|-----------------|------------------------|------------------------|-------------------------|------------------------|------------------------|--------------------------|
| USE (refer to 88-805 Use Groups and Categories) | GROUP | ZONING DISTRICT | | | | | | | | | | Use Standards |
| Use » specific use type | Category | R- 80 | R- 10 | R- 7. 5 | R- 6 | R- 5 | R- 2. 5 | R- 1. 5 | R- 0.7 5 | R- 0. 5 | R- 0. 3 | |
| RESIDENTIAL | | | | | | | | | | | | |
| Household Living | | P | P | P | P | P | P | P | P | P | P | 88-110-06-C & 88-323 |
| Group Living (except as noted below) | | - | - | - | - | - | - | S | S | S | S | 88-350 |
| » Group homes | | - | - | - | - | - | - | P | P | P | P | 88-350 |
| » Nursing home | | S | S | S | S | S | S | P | P | P | P | 88-350 |
| PUBLIC/CIVIC | | | | | | | | | | | | |
| Bicycle-Sharing Facilities | | P | P | P | P | P | P | P | P | P | P | 88-322 |
| Club, Lodge, or Fraternal Organization | | - | - | - | - | - | - | P | P | P | P | |
| College/University | | P/ S | P/ S | P/ S | P/ S | P/ S | P/ S | P/ S | P/S | P/ S | P/ S | 88-365 |
| Day Care | | | | | | | | | | | | |
| » Home-based (1—5) | | P | P | P | P | P | P | P | P | P | P | |

| | | | | | | | | | | | |
|---|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------------|
| » Family (up to 10) | P | P | P | P | P | P | P | P | P | P | 88-330-01 |
| » Group (up to 20) | P | S | S | S | S | S | P | P | P | P | 88-330-02 |
| » Center (21+) | P | - | - | - | - | - | - | - | - | - | 88-330-02 |
| Detention and Correctional Facilities | S[1] | - | - | - | - | - | - | - | - | - | 88-335 |
| Halfway House | S | - | - | - | - | - | - | - | - | - | 88-352 |
| Hospital | - | - | - | - | - | - | - | - | S | S | |
| Library/Museum/Cultural Exhibit | P/S | - | - | - | P/S | P/S | P/S | P/S | P/S | P/S | 88-365 |
| Park/Recreation | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | 88-365 |
| » Homes Association Amenities | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | 88-805-03-H |
| Religious Assembly | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | 88-365 |
| Safety Service (except as noted below) | S | S | S | S | S | S | S | S | S | S | 88-365 |
| » Fire station | P | P | P | P | P | P | P | P | P | P | 88-365 |
| » Police station | P | P | P | P | P | P | P | P | P | P | 88-365 |
| School | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | 88-365 |
| Utilities and Services (except as noted below) | S[1] | S | S | S | S | S | S | S | S | S | |
| » Basic, minor | P | P | P | P | P | P | P | P | P | P | 88-425-08-B |

| COMMERCIAL | | | | | | | | | | | |
|--|--|---|---|---|---|---|---|---|---|---|--------|
| Animal Service | | | | | | | | | | | |
| » Shelter or boarding | P | - | - | - | - | - | - | - | - | - | 88-315 |
| » Stable | P | - | - | - | - | - | - | - | - | - | 88-315 |
| » Veterinary Office | P | - | - | - | - | - | - | - | - | - | |
| Communications Service Establishments | P/S | - | - | - | - | - | - | - | - | - | 88-327 |
| Entertainment Venues and Spectator Sports | S | - | - | - | - | - | - | - | - | - | |
| Funeral and Interment Service | | | | | | | | | | | |
| » Cemetery/columbarium/mausoleum | S | S | S | S | S | S | S | S | S | S | 88-345 |
| » Crematory | S | S | S | S | S | S | S | S | S | S | 88-345 |
| » Undertaking | - | - | - | - | - | - | - | - | S | S | |
| Lodging | | | | | | | | | | | |
| » Bed and breakfast | S | - | - | S | S | S | S | S | S | S | 88-320 |
| » Recreational vehicle park | S[1] | - | - | - | - | - | - | - | - | - | |
| » Short term rental, non resident | Not permitted. | | | | | | | | | | |
| » Short term rental, resident | Permitted in all R Districts in accordance with Chapter 56 and 88-321. | | | | | | | | | | |
| Neighborhood-serving retail | S | S | S | S | S | S | S | S | S | S | 88-360 |

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|--|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--------------|
| Office, Administrative, Professional or General | - | - | - | - | - | - | - | S | S | S | S | |
| Reuse of officially designated historic landmark (local or national) if proposed use is not permitted | S | S | S | S | S | S | S | S | S | S | S | |
| Sports and Recreation, Participant | S | - | - | - | - | - | - | - | - | - | - | |
| INDUSTRIAL | | | | | | | | | | | | |
| Mining and Quarrying | S[2] | - | - | - | - | - | - | - | - | - | - | |
| Waste-Related Use (except as noted below) | - | - | - | - | - | - | - | - | - | - | - | |
| » Composting facility | S[1] | - | - | - | - | - | - | - | - | - | - | 88-328 |
| » Demolition debris landfill | S[1] | - | - | - | - | - | - | - | - | - | - | 88-380 |
| OTHER | | | | | | | | | | | | |
| Agriculture, Animal | P/* | P/* | P/* | P/* | P/* | P/* | P/* | P/* | P/* | P/* | P/* | * Chapter 14 |
| Agriculture, Crop | P | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | 88-312-01 |
| Agricultural, Urban | | | | | | | | | | | | |
| » Home Garden | P | P | P | P | P | P | P | P | P | P | P | 88-312-02-A |
| » Community Garden | P | P | P | P | P | P | P | P | P | P | P | 88-312-02-B |

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|---|---|---|---|---|---|---|---|---|---|---|-------------|
| » Community Supported Agriculture (CSA) | P | S | S | S | S | S | S | S | S | S | 88-312-02-C |
| ACCESSORY SERVICES | | | | | | | | | | | |
| Wireless Communication Facility | | | | | | | | | | | |
| » Freestanding | P | - | - | - | - | - | - | - | - | - | 88-385 |
| » Co-located antenna | P | P | P | P | P | P | P | P | P | P | 88-385 |

| Table 120-1 Office, Business, and Commercial Districts Use Table | | | | | | | | | | | |
|---|---|----------|-----------|-----------|-----------|----------------------|-----------|--|--|--|--|
| USE GROUP (refer to 88-805 Use Groups and Categories) | ZONING DISTRICT | | | | | Use Standards | | | | | |
| | Use Category » specific use type | O | B1 | B2 | B3 | | B4 | | | | |
| RESIDENTIAL | | | | | | | | | | | |
| Household Living | | | | | | | | | | | |
| » Detached houses | P | P | P | P | P | 88-120-03-H.3 | | | | | |
| » In any other residential building type | - | P | P | P | P | 88-323 | | | | | |
| » In mixed-use building | P | P | P | P | P | | | | | | |
| Group Living | P | P | P | P | P[5] | | | | | | |
| PUBLIC/CIVIC | | | | | | | | | | | |
| Bicycle Sharing Facilities | P | P | P | P | P | 88-322 | | | | | |

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|---|---|---|---|---|----------------------------|--|
| Club, Lodge, or Fraternal Organization | P | P | P | P | P[5 for Ground Floor Uses] | |
| College/University | P | P | P | P | P[5 for Ground Floor Uses] | |
| Day Care | | | | | | |
| » Home-based (1—5) | P | P | P | P | P[5 for Ground Floor Uses] | |
| » Family (up to 10) | P | P | P | P | P[5 for Ground Floor Uses] | |
| » Group (up to 20) | P | P | P | P | P[5 for Ground Floor Uses] | |
| » Center (21+) | P | P | P | P | P[5 for Ground Floor Uses] | |
| Hospital | S | P | P | P | P[5 for Ground Floor Uses] | |
| Library/Museum/Cultural Exhibit | P | P | P | P | P | |
| Park/Recreation | P | P | P | P | P | |
| Religious Assembly | P | P | P | P | P | |

| | | | | | | |
|---|------|------|------|------|-------------------------------------|-----------------|
| Safety Service | | | | | | |
| » Fire station | P | P | P | P | P[4] | |
| » Police station | P | P | P | P | P | |
| » Ambulance service | S | S | S | P | P[4] | |
| School | P | P | P | P | P[5 for Ground Floor Uses] | |
| Utilities and Services (except as noted below) | S[1] | S[1] | S[1] | S[1] | S[1][5] | |
| » Basic, minor | P | P | P | P | P | 88-425-08- B |
| COMMERCIAL | | | | | | |
| Adult Business | | | | | | |
| » Adult media store | - | - | P[1] | P[1] | P[1][4] | 88-310-03 |
| » Adult motion picture theater | - | - | - | P[1] | P[1][4] | 88-310-02 |
| » Sex shop | - | - | - | P[1] | P[1][4] | 88-310-02 |
| Animal Service | | | | | | |
| » Sales and grooming | - | P | P | P | P | 88-315 |
| » Shelter or boarding | - | - | P | P | P[4] | 88-315 |
| » Stable | - | - | - | - | S[4] | 88-315 |
| » Veterinary | - | - | P | P | P[5 for Ground Floor Uses] | 88-315 |

| | | | | | | |
|---|-----|-----|------|------|----------------------------|----------------------|
| Artist Work or Sales Space | - | P | P | P | P | |
| Building Maintenance Service | - | - | - | P | P[5] | |
| Business Equipment Sales and Service | - | - | P | P | P | |
| Business Support Service (except as noted below) | - | - | P | P | P[5] | |
| » Day labor employment agency | - | - | - | - | S[1][4] | 88-331 |
| Communications Service Establishments | P/S | P/S | P/S | P/S | P/S[5] | 88-327 |
| Drive-Through Facility | - | - | P[2] | P[2] | P[2] | 88-338 and 88-340 |
| Eating and Drinking Establishments (except as noted below) | P | P | P | P | P | |
| » Tavern or nightclub | - | - | P | P | P | |
| Entertainment Venues and Spectator Sports | | | | | | |
| » Indoor small venue (1—149 capacity) | - | - | P | P | P[5 for Ground Floor Uses] | |
| » Indoor medium venue (150—499 capacity) | - | - | S | P | P[5 for Ground Floor Uses] | |
| » Indoor large venue (500+ capacity) | - | - | - | S | P[5 for Ground Floor Uses] | |

| | | | | | | |
|--|---|------|------|------|----------------------------|------------|
| » Outdoor (all sizes) | - | - | - | S | P[5] | |
| Financial Services (except as noted below) | S | P | P | P | P | |
| » Pawn shop | - | P | P | P | P | |
| » Short-term loan establishment | - | - | P[1] | P[1] | P[1][4] | 88-325 |
| Food and Beverage Retail Sales | - | P | P | P | P | |
| Funeral and Interment Service | | | | | | |
| » Cemetery/columbarium/mausoleum | S | S | S | S | S | 88-345 |
| » Cremating | - | S | S | S | S | 88-345-02 |
| » Undertaking | - | S | P | P | P[5] | 88-345 |
| Gasoline and Fuel Sales | - | S[3] | S[3] | S[3] | P[3][5] | 88-323 |
| Lodging | | | | | | |
| » Bed and Breakfast | - | P | P | P | P[5 for Ground Floor Uses] | 88-320 |
| » Hotel/motel | - | - | - | P[2] | P[2] | 88-323 |
| » Recreational vehicle park | - | - | - | S[1] | S[1][4] | |
| » Short term rental, non resident | - | P | P | P | P | Chapter 56 |
| » Short term rental, resident | - | P | P | P | P | Chapter 56 |
| Mobile Vendor Park | - | - | - | P | P | 88-358 |
| Office, Administrative, Professional or General | P | P | P | P | P[5 for Ground | |

| | | | | | | |
|--|---|---|------|------|-------------------------------------|-----------|
| | | | | | Floor Uses] | |
| Office, Medical | P | P | P | P | P[5 for Ground Floor Uses] | |
| » Blood/plasma center | - | - | - | S | S | |
| Parking, Accessory | P | P | P | P | P | 88-323 |
| Parking, Non-accessory | - | - | S[1] | P[1] | P[1] | |
| Personal Improvement Service | P | P | P | P | P | |
| Repair or Laundry Service, Consumer | - | P | P | P | P | |
| Research Service | P | P | P | P | P[5 for Ground Floor Uses] | |
| Retail Sales | - | P | P | P | P | |
| » Outdoor Retail Sales - Class A | - | P | P | P | P | 88-366-01 |
| » Outdoor Retail Sales - Class B | - | - | - | P | P[4] | 88-366-02 |
| Reuse of officially designated historic landmark (local or national) if proposed use is not permitted | S | S | S | S | S | |
| Sports and Recreation, Participant | | | | | | |
| » Indoor | - | P | P | P | P[5 for Ground Floor Uses] | |

| | | | | | | |
|---|---|-----|------|------|--|--------|
| » Outdoor | - | - | - | P | P[5 for Ground Floor Uses] | |
| Vehicle Sales and Service | | | | | | |
| » Car wash/cleaning service | - | - | S[1] | P[1] | P[1][5, if not within a parking structure] | |
| » Heavy equipment sales/rental | - | - | - | S[1] | P[1][4] | |
| » Light equipment sales/rental (indoor) | - | - | P[2] | P[2] | P[2] | 88-323 |
| » Light equipment sales/rental (outdoor) | - | - | S[1] | S[1] | P[1][5, if not within a parking structure] | |
| » Motor vehicle repair, limited | - | - | S[2] | P[2] | P[2][5] | 88-323 |
| » Motor vehicle repair, general | - | - | - | S[2] | P[2][5] | 88-323 |
| » Vehicle storage/towing | - | - | - | - | P[1][4] | 88-375 |
| INDUSTRIAL | | | | | | |
| Manufacturing, Production and Industrial Service | | | | | | |
| » Artisan | - | P/S | P | P | P | 88-318 |
| » Limited | - | - | - | - | S[4] | |
| » General | - | - | - | - | S[2][4] | 88-323 |
| » Intensive | - | - | - | - | | |

| | | | | | | |
|--|-----|-----|------|------|---------|-------------------|
| Recycling Service | | | | | | |
| » Limited | - | - | - | - | S[1][4] | |
| Self-Storage Warehouse | - | - | - | - | P[2][4] | 88-323, 88-369 |
| Warehousing, Wholesaling, Storage, Freight Movement | | | | | | |
| » Indoor | - | - | - | - | P[2][4] | 88-323, 88-378 |
| » Outdoor | - | - | - | - | - | 88-378 |
| AGRICULTURAL | | | | | | |
| Agriculture, Animal | P/* | P/* | P/* | P/* | P/*[4] | *Chapter 14 |
| Agriculture, Crop | P | P | P | P | P[4] | 88-312-01 |
| Agriculture, Urban | | | | | | |
| » Home Garden | P | P | P | P | P | 88-312-02- A |
| » Community Garden | P | P | P | P | P[4] | 88-312-02- B |
| » Community Agriculture (CSA) Supported | P | P | P | P | P[4] | 88-312-02- C |
| ACCESSORY SERVICES | | | | | | |
| Wireless Communication Facility | | | | | | |
| » Freestanding | - | - | P[1] | P[1] | P[1][4] | 88-385 |
| » Co-located antenna | P | P | P | P | P[5] | 88-385 |

**Table 130-1
Downtown Districts Use Table**

| USE GROUP (refer to 88-805 Use Groups and Categories) | Zoning District | | | Use Standards |
|--|-----------------|----|----|---------------|
| | DC | DX | DR | |
| Use Category » specific use type | | | | |
| RESIDENTIAL | | | | |
| Household Living | | | | |
| » Single-family home | P | P | P | |
| » In single-purpose residential building | P | P | P | 88-323 |
| » In mixed-use building | P | P | P | |
| Group Living | S | S | S | |
| PUBLIC/CIVIC | | | | |
| Bicycle Sharing Facilities | P | P | P | 88-322 |
| Club, Lodge, or Fraternal Organization | P | P | P | |
| Table 130-1 Downtown Districts Use Table | P | P | P | |
| Day Care | | | | |
| » Home-based (1—5) | P | P | P | |
| » Family (up to 10) | P | P | P | |
| » Group (up to 20) | P | P | S | |

| | | | | |
|---|------|------|------|-------------|
| » Center (21+) | P | P | S | |
| Hospital | S | S | S | |
| Library/Museum/Cultural Exhibit | P | P | P | |
| Park/Recreation (except as noted below) | P | P | P | |
| » Community center | P | P | P/S | 88-365 |
| Religious Assembly | P | P | P | |
| Safety Service | | | | |
| » Fire Station | P | P | P | 88-365 |
| » Police Station | P | P | P | 88-365 |
| » Ambulance service | P | P | P | 88-365 |
| School | P | P | P/S | 88-365 |
| Utilities and Services (except as noted below) | S[1] | S[1] | S[1] | |
| » Basic, minor | P | P | P | 88-425-08-B |
| COMMERCIAL | | | | |
| Adult Business | | | | |
| » Adult media store | P[1] | P[1] | - | 88-310-03 |
| » Adult motion picture theater | P[1] | P[1] | - | 88-310-02 |
| » Sex shop | P[1] | P[1] | - | 88-310-02 |
| Animal Service | | | | |
| » Sales and grooming | P | P | S | 88-315 |

| | | | | |
|---|------|------|-----|-----------------|
| » Shelter or boarding | P | P | - | 88-315 |
| » Stable | - | S | - | 88-315 |
| » Veterinary | P | P | S | 88-315 |
| Artist Work or Sales Space | P | P | P | |
| Building Maintenance Service | P | P | - | |
| Business Equipment Sales and Service | P | P | - | |
| Business Support Service (except as noted below) | P | P | - | |
| » Day labor employment agency | - | S[1] | - | |
| Communications Service Establishments | P/S | P/S | P/S | 88-327 |
| Drive-Through Facility | S[2] | S[2] | - | 88-338 & 88-340 |
| Eating and Drinking Establishments (except as noted below) | P | P | P | |
| » Tavern or nightclub | P | P | S | |
| Entertainment Venues and Spectator Sports | | | | |
| » Indoor small venue (1—149 capacity) | P | P | S | |
| » Indoor medium venue (150—499 capacity) | P | P | S | |
| » Indoor large venue (500+ capacity) | S | S | S | |
| » Outdoor (all sizes) | S | S | S | |

| | | | | |
|--|------|------|------|------------|
| Financial Services (except as noted below) | P | P | P | |
| » Pawn shop | - | S[1] | - | |
| » Short-term loan establishment | - | P[1] | - | 88-325 |
| Food and Beverage Retail Sales | P | P | P | |
| Funeral and Interment Service | | | | |
| » Cemetery/columbarium/mausoleum | - | - | - | |
| » Cremating | - | - | - | |
| » Undertaking | P[2] | P[2] | - | 88-345 |
| Gasoline and Fuel Sales | S[3] | S[3] | - | 88-323 |
| Lodging | | | | |
| » Bed and Breakfast | P | P | P | |
| » Hotel/motel | P[2] | P[2] | S[2] | 88-323 |
| » Short term rental, non-resident | P | P | P | Chapter 56 |
| » Short term rental, resident | P | P | P | Chapter 56 |
| Mobile Vendor Park | P | P | - | 88-358 |
| Office, Administrative, Professional or General | P | P | P | |
| Office, Medical | P | P | P | |
| » Blood/plasma center | S | S | - | |
| Parking, Accessory | P | P | P | 88-323 |
| Parking, Non-accessory | S[1] | S[1] | S[1] | |

| | | | | |
|--|------|------|---|-----------|
| Personal Improvement Service | P | P | P | |
| Repair or Laundry Service, Consumer | P | P | S | |
| Research Service | P | P | S | |
| Retail Sales | P | P | P | |
| » Outdoor Retail Sales - Class A | P | P | P | 88-366-01 |
| Reuse of officially designated historic landmark (local or national) if proposed use is not permitted | S | S | S | |
| Sports and Recreation, Participant | | | | |
| » Indoor | P | P | S | |
| » Outdoor | S | S | S | |
| Vehicle Sales and Service | | | | |
| » Car wash/cleaning service | S[1] | S[1] | - | |
| » Heavy equipment sales/rental | - | S[1] | - | |
| » Light equipment sales/rental (indoor) | S[2] | S[2] | - | 88-323 |
| » Light equipment sales/rental (outdoor) | S[1] | S[1] | - | |
| » Motor vehicle repair, limited | S[2] | S[2] | - | 88-323 |
| » Motor vehicle repair, general | - | S[2] | - | 88-323 |
| » Vehicle storage/towing | - | S[1] | - | 88-375 |
| INDUSTRIAL | | | | |

| Manufacturing, Production and Industrial Service | | | | |
|--|------|------|-----|---------------|
| » Artisan | P | P | P/S | 88-318 |
| » Limited | S | S | S | |
| » General | S | S[2] | - | 88-323 |
| Recycling Service | | | | |
| » Limited | - | S[1] | - | |
| Self-Storage Warehouse | - | S[2] | - | 88-323 88-369 |
| Warehousing, Wholesaling, Storage, and Freight Movement | | | | |
| » Indoor | S[2] | S[2] | — | 88-323 88-378 |
| » Outdoor | | S[2] | - | 88-323 88-378 |
| AGRICULTURAL | | | | |
| Agriculture, Animal | - | P/* | - | Chapter 14 |
| Agriculture, Crop | P | P | P | 88-312-01 |
| Agriculture, Urban | | | | |
| » Home Garden | P | P | P | 88-312-02-A |
| » Community Garden | P | P | P | 88-312-02-B |
| » Community Agriculture (CSA) Supported | P | P | P | 88-312-02-C |
| ACCESSORY | | | | |
| Wireless Communication Facility | | | | |
| » Freestanding | - | - | - | |
| » Co-located antenna | P | P | P | 88-385 |

88-327 COMMUNICATIONS SERVICE ESTABLISHMENTS

88-327-01 PURPOSE AND APPLICABILITY

The purpose of these standards is to permit communications service establishments in more districts due to their limited impact on adjacent properties while also acknowledging that such uses may negatively impact pedestrian-oriented areas of the city due to the relative lack of pedestrian traffic they generate. These standards allow the uses in more districts when the impact is minimized.

88-327-02 IN DISTRICT R-80

1. Communications service establishments with a gross floor area of more than 8,000 square feet but less than 40,000 square feet shall require approval of a special use permit.
2. Communications service establishment with a gross floor area of 40,000 square feet or more shall require review and approval of a development plan.

88-327-03 IN B & D DISTRICTS

1. Communications service establishments shall not occupy the ground floor of any building with street frontage. For the purposes of this section, a building with street frontage is any building located within 50 feet of a street right-of-way line.
2. Communications service establishments with a gross floor area of more than 8,000 square feet but less than 40,000 square feet shall require review and approval of a special use permit.
3. Communications service establishments with a gross floor area of 40,000 square feet or more shall require review and approval of a development plan.

Section 3. That the Council finds and declares before taking any action on the proposed amendment hereinabove, all public notices and hearings required by law have been given and had.

I hereby certify that as required by Chapter 88, Code of Ordinances, the forgoing ordinance was duly advertised and public hearings were held.



Authenticated as Passed

[Signature]
Quinton Lyles, Mayor

[Signature]
Marilyn Sanders, City Clerk

MAR 07 2024

Date Passed

[Signature]

Ahna Nanoski
Secretary, City Plan Commission

Approved as to form:

[Signature]

Sarah Baxter
Senior Assistant City Attorney