

ZONING AND DEVELOPMENT CODE CITY OF KANSAS CITY, MISSOURI
88-285 WESTPORT OVERLAY DISTRICT

88-285 WESTPORT OVERLAY DISTRICT

Redline – Westport Drive Throughs

88-285-01 INTRODUCTION

88-285-02 ALLOWED USES

88-285-02-A TABLE OF ALLOWED USES

Use categories and general uses have been established for principal uses of land and buildings. Table 1 indicates permitted uses (■) subject to general district and building development standards, special uses (S) subject to the discretionary review process, prohibited uses (–), and additional use-specific standards, applicable to all underlying zoning districts in the overlay district.

Table 1: Allowed Uses		
	All Underlying Districts	Additional Use Standards
Residential		
Household Living		
» Detached houses	■	88-120-03-H.3
» In any other residential building type	■	88-323
» In mixed-use building	■	
Group Living	■	
Civic/Institutional		
Bicycle Sharing Facilities	■	88-322
Club, Lodge, or Fraternal Organization	■	
College/University	■	
Day Care		
» Home-based (1—5)	■	
» Family (up to 10)	■	
» Group (up to 20)	■	
» Center (21+)	■	
Detention and Correctional Facilities	–	
Halfway House	–	
Hospital	■	
Library/Museum/Cultural Exhibit	■	
Park/Recreation	■	
Religious Assembly	■	
Safety Service		
» Fire station	■	
» Police station	■	
» Ambulance service	■	

Table 1: Allowed Uses		
	All Underlying Districts	Additional Use Standards
School	■	
Utilities and Services (except as noted below)		
» Basic, minor	S	88-323
Commercial		
Adult Business	—	
» Adult media store	—	
» Adult motion picture theater	—	
» Sex shop	—	
Animal Service		
» Sales and grooming	■	88-315
» Shelter or boarding	■	88-315
» Stable	S	88-315
» Veterinary	■	88-315
Artist Work or Sales Space	■	
Building Maintenance Service	■	
Business Equipment Sales and Service	■	
Business Support Service (except as noted below)	■	
» Day labor employment agency	—	
Communications Services Establishments	■	
Drive-Through Facility	- S	88-340, 88-285-05-F
Eating and Drinking Establishments (except as noted below)	■	
» Tavern or nightclub	■	
Entertainment Venues and Spectator Sports		
» Indoor small venue (1—149 capacity)	■	
» Indoor medium venue (150—499 capacity)	■	
» Indoor large venue (500+ capacity)	■	
» Outdoor (all sizes)	■	Section 5-B
Financial Services (except as noted below)	■	
» Pawn shop	—	
» Short-term loan establishment	—	
Food and Beverage Retail Sales	■	
Funeral and Interment Service		
» Cemetery/columbarium/mausoleum	■	88-345
» Cremating	■	88-345-02
» Undertaking	—	
Gasoline and Fuel Sales	—	
Lodging		

Table 1: Allowed Uses		
	All Underlying Districts	Additional Use Standards
» Bed and Breakfast	■	88-320
» Hotel/motel	■	88-323
» Recreational vehicle park	—	
Mobile Vendor Park	■	88-358
Office, Administrative, Professional or General	■	
Office, Medical	■	
» Blood/plasma center	—	
Parking, Accessory	■	88-323; 88-285-05-C
Parking, Non-accessory	■	88-323; 88-285-05-C
Personal Improvement Service	■	
Repair or Laundry Service, Consumer	■	
Research Service	■	
Retail Sales	■	
» Outdoor Retail Sales Class A	■	88-366-01
» Outdoor Retail Sales - Class B	■	88-366-02
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted	■	
Sports and Recreation, Participant		
» Indoor	■	
» Outdoor	■	88-285-05-B
Vehicle Sales and Service		
» Car wash/cleaning service	—	
» Heavy equipment sales/rental	—	
» Light equipment sales/rental (indoor)	—	
» Light equipment sales/rental (outdoor)	—	
» Motor vehicle repair, limited	—	
» Motor vehicle repair, general	—	
» Vehicle storage/towing	—	
INDUSTRIAL		
Manufacturing, Production and Industrial Service		
» Artisan	■	88-318
» Limited	S	
» General	—	
» Intensive	—	
Mining/Quarrying	—	
Recycling Service		
» Limited	S	88-323

Table 1: Allowed Uses		
	All Underlying Districts	Additional Use Standards
» General	—	
Self-Storage Warehouse	—	
Warehousing, Wholesaling, Storage, Freight Movement	—	
» Indoor	—	
» Outdoor	—	
» Demolition debris landfill	—	
AGRICULTURAL		
Agriculture, Animal	■	*Chapter 14
Agriculture, Crop	■	88-312
Agriculture, Urban		
» Home Garden	■	88-312
» Community Garden	■	88-312
» Community Supported Agriculture (CSA)	■	88-312
ACCESSORY SERVICES		
Wireless Communication Facility		
» Freestanding	■	88-323; 88-385
» Co-located antenna	■	88-385

88-285-03 LOT AND BUILDING STANDARDS

88-285-04 BUILDING COMPOSITION STANDARDS

88-285-04-A. MATERIALS

88-285-04-B. MASSING AND FAÇADE COMPOSITION

88-285-05 SITE DESIGN STANDARDS

88-285-05-A. BUILDING ACCESS

88-285-05-B. USABLE OPEN SPACES

88-285-05-C. VEHICLE PARKING FACILITIES

88-285-05-D. BICYCLE PARKING FACILITIES

88-285-05-E. SCREENING, FENCING AND WALLS

88-285-05-F. DRIVE-THROUGH FACILITIES

Drive-Through Facilities are permitted subject to an approved Special Use Permit. Drive-Through Facilities shall meet the applicable standards of 88-340 and the following standards:

1. Drive-Through Facilities shall be utilized solely for customer pick-up of goods and shall not provide for on-site ordering.
2. Drive-Through Facilities shall be permitted only where vehicular traffic enters from Westport Road and exits onto a public street other than Westport Road. No Drive-Through Facility shall be permitted to both enter from and exit onto the same street.
3. There shall be no more than one (1) drive-through lane and no more than one (1) drive-through service window on any lot.
4. Service windows shall not face a public right-of-way. Service windows shall be a minimum of 25 feet behind the front façade (nearest the public right-of-way) of the principal building.
5. There shall be no audio speakers or ordering devices and no menu board signs.
6. The principal pedestrian access to any building on the lot shall not cross the drive-through lane.
7. Drive-Through Facilities shall not create new curb cuts off Westport Road.
8. All Special Use Permits for Drive-Through Facilities shall specify the approved hours of operation during which such Drive-Through Facility may be in operation.
9. All Special Use Permits for Drive-Through Facilities shall be valid for a period not to exceed five (5) years from issuance.

88-285-06 SIGNS