

COMPARED VERSION
NEW ORDINANCE TO CODE BOOKS

ORDINANCE NO. 150581

Creating the Troost Corridor Overlay District in the area generally bounded by 22nd Street on the north, Volker Boulevard/Swope Parkway on the south, and one-half block east and west of Troost Avenue. (Case No. 14516-P).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by amending a Special Character Overlay District for Troost Corridor, which was created and imposed by Ordinance 141040, for an area generally bounded by 22nd Street on the north, Volker Boulevard/Swope Parkway on the south, and one-half block east and west of Troost Avenue, said section legally described as:

Troost Corridor from 22nd Street on the north, to Volker Boulevard/Swope Parkway on the south, and one half block east and west of Troost Avenue, including complete existing parcel depth.

This amendment will impose design guidelines applicable to all properties within this district, and is imposed through the rezoning process.

Section B. That the amended regulations applicable to property within the Troost Corridor Overlay District are as follows:

1. *Purpose and Intent.* The TC-O, Troost Corridor Overlay District, is a Special Character Overlay District intended to preserve and maintain the urban fabric while promoting quality uses and businesses desiring to improve the area, and to encourage appropriate redevelopment by restricting certain land uses. Other than as set forth below, the underlying zoning and the regulations and standards included in the Zoning and Development Code, Chapter 88, prescribed for the areas rezoned to this overlay district shall remain unchanged and shall continue to apply.
2. *Use Regulations.* The uses to be allowed in the Troost Corridor Overlay District are as shown in the following table, which replaces the use table for the underlying zoning district for properties within this district:

Troost Corridor Use Table

USE GROUP

Use Category

specific use type

O	B1	B2	B3	B4	M1	M2	M3	M4	Use-Specific Standards
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RESIDENTIAL

Household Living (except as noted below)

Single family home

In single-purpose residential building

Above ground floor (in mixed-use building)

Group Living (except as noted below)

Group homes

Nursing home

PUBLIC/CIVIC

Bicycle-Sharing Facility

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 (except as noted below)

Community center

Homes Association Amenities

Religious Assembly

Safety Service (except as noted below)

Fire station

Police station

Ambulance service

School

Utilities and Services (except as noted below)

Basic, minor

P	P	P	P	P					88-110-06-C
P	P	P	P	P	S	–	–	–	
–	P	P	P	P	P	S	–	–	88-350
P	P	P	P	P	P	S	–	–	88-350
S	S	S	S	S	S	–	–	–	88-350
S	S	S	S	S	S	–	–	–	88-350
S	S	S	S	S	S	–	–	–	88-350
P	P	P	P	P	P	P	P	P	88-322
P	P	P	P	P	P	P	–	–	88-365
P	P	P	P	P	P	P	–	–	88-365
P	P	P	P	P	P	P	S	S	
P	P	P	P	P	P	P	S	S	88-330-01
P	P	P	P	P	P	P	S	S	88-330-02
P	P	P	P	P	P	P	S	S	88-330-02
–	–	–	–	–	–	–	–	–	88-335
–	–	–	–	–	S	S	S	S	88-352
S	P	P	P	P	–	–	–	–	
P	P	P	P	P	–	–	–	–	88-365
P	P	P	P	P	P	P	P	P	88-365
P	P	P	P	P	P	P	P	P	88-365
P	P	P	P	P	P	P	P	P	88-805-03-H.
P	P	P	P	P	P	P	P	P	88-365
P	P	P	P	P	P	P	P	P	88-365
P	P	P	P	P	P	P	P	P	88-365
P	P	P	P	P	P	P	P	P	88-365
P	P	P	P	P	P	P	P	P	88-365
P	P	P	P	P	P	P	P	P	88-365
S	S	S	P	P	P	P	P	P	
P	P	P	P	P	P	P	P	P	88-365
S	S	S	S	S	S	S	S	S	
P	P	P	P	P	P	P	P	P	88-425-08-B

Troost Corridor Use Table

USE GROUP

Use Category

specific use type

O	B1	B2	B3	B4	M1	M2	M3	M4	Use-Specific Standards
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COMMERCIAL

Adult Business

Adult media store

Adult motion picture theater

Sex shop

Animal Service

Sales and grooming

Shelter or boarding

Stable

Veterinary Office

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 Service Establishments

Drive-Through Facility

Eating and Drinking Establishments(except as noted below)

Tavern or nightclub

Entertainment and Spectator Sports

Indoor small venue (1–149 capacity)

Indoor medium venue (150–499 capacity)

Indoor large venue (500+ capacity)

Outdoor (all sizes)

Financial Services(except as noted below)

Short-term loan establishment

Pawn shop

Food and Beverage Retail Sales

Funeral and Interment Service

Cemetery/columbarium/mausoleum

Crematory

Undertaking

–	–	–	–	–	–	–	–	–	88-310-03
–	–	–	–	–	–	–	–	–	88-310-02
–	–	–	–	–	–	–	–	–	88-310-02
–	P	P	P	P	P	P	P	P	88-315
–	–	P	P	P	P	P	P	P	88-315
–	–	–	–	S	P	P	P	P	88-315
–	–	P	P	P	P	P	P	P	88-315
–	P	P	P	P	P	P	P	P	
–	–	–	P	P	P	P	P	P	
–	–	P	P	P	P	P	P	P	
–	–	–	–	–	–	–	–	–	
P	–	P	P	P	P	P	P	P	
–	–	S	S	S	S	S	–	–	88-340
P	P	P	P	P	P	P	P	P	
–	–	S	S	S	S	S	S	S	
–	–	S	S	S	S	S	S	–	
–	–	S	S	S	S	S	S	–	
–	–	–	S	S	S	S	S	–	
S	P	P	P	P	P	S	S	S	
–	–	–	–	–	–	–	–	–	
–	–	–	–	–	–	–	–	–	
–	S	S	S	S	S	S	S	S	
S	S	S	S	S	–	–	–	–	88-345
–	S	S	S	S	P	P	P	P	88-345
–	S	P	P	P	P	P	P	P	

ORDINANCE NO. 150581

Troost Corridor Use Table

USE GROUP

Use Category

specific use type

Gasoline and Fuel Sales

Lodging

Bed and breakfast

Hotel/motel

Recreational vehicle park

Neighborhood-serving retail

Office, Administrative, Professional or General

Office, Medical (except as noted below)

Blood/plasma center

Parking, Non-accessory

Personal Improvement Service

Repair or Laundry Service, Consumer

Research Service

Retail Sales

Reuse of designated historic landmark (local or national)

Sports and Recreation, Participant

Indoor

Outdoor

Vehicle Sales and Service(except as noted below)

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

Junk/Salvage Yard

Manufacturing, Production and Industrial Service

Artisan

Limited

General

	O	B1	B2	B3	B4	M1	M2	M3	M4	Use-Specific Standards
Gasoline and Fuel Sales	-	S	S	S	S	S	S	S	S	
Lodging										
Bed and breakfast	-	P	P	P	P	-	-	-	-	88-320
Hotel/motel	-	-	-	S	S	-	-	-	-	
Recreational vehicle park	-	-	-	S	S	-	-	-	-	
Neighborhood-serving retail										
Office, Administrative, Professional or General	P	P	P	P	P	P	P	P	P	
Office, Medical (except as noted below)	P	P	P	P	P	P	P	-	-	
Blood/plasma center	-	-	-	S	S	S	S	-	-	
Parking, Non-accessory	-	-	-	-	-	-	-	-	-	
Personal Improvement Service	P	P	P	P	P	P	P	P	P	
Repair or Laundry Service, Consumer	-	P	P	P	P	P	P	P	-	
Research Service	P	P	P	P	P	P	P	P	P	
Retail Sales	-	P	P	P	P	P	P	P	P	
Reuse of designated historic landmark (local or national)	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	
Sports and Recreation, Participant										
Indoor	-	P	P	P	P	P	P	P	-	
Outdoor	-	-	-	S	S	S	S	S	-	
Vehicle Sales and Service(except as noted below)	-	-	-	-	-	-	-	-	-	
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										
Junk/Salvage Yard	-	-	-	-	-	-	-	S	P	88-425-09
Manufacturing, Production and Industrial Service										
Artisan	-	P	P	P	P	P	P	P	P	
Limited	-	-	-	-	S	S	S	S	S	
General	-	-	-	-	-	-	-	-	-	

Troost Corridor Use Table

USE GROUP

Use Category

specific use type

Intensive

Mining and Quarrying

Outdoor Storage

Recycling Service

Limited

General

Residential Storage Warehouse

Warehousing, Wholesaling, Freight Movement

Indoor

Outdoor

Waste-Related Use

Composting Facility

Demolition debris landfill

Solid waste separation facility

Transfer station

A GRICULTURE

Agriculture, Animal

Agriculture, Crop

Agriculture, Urban

Home garden

Community garden

Community-supported agriculture (CSA) farm

A CCESSORY SERVICES

Wireless Communication Facility

Freestanding

Co-located antenna

	O	B1	B2	B3	B4	M1	M2	M3	M4	Use-Specific Standards
Intensive	-	-	-	-	-	-	-	-	-	
Mining and Quarrying	-	-	-	-	-	S	S	S	S	88-355
Outdoor Storage	-	-	-	-	S	S	S	S	S	88-435-03
Recycling Service										
Limited	-	-	-	-	S	P	P	P	P	
General	-	-	-	-	-	S	S	S	P	
Residential Storage Warehouse	-	-	-	-	-	-	-	-	-	
Warehousing, Wholesaling, Freight Movement										
Indoor	-	-	-	-	-	-	-	-	-	
Outdoor	-	-	-	-	-	-	-	-	-	
Waste-Related Use										
Composting Facility	-	-	-	-	-	S	S	S	S	88-328
Demolition debris landfill	-	-	-	-	-	S	S	S	S	88-380
Solid waste separation facility	-	-	-	-	-	-	-	S	S	88-380
Transfer station	-	-	-	-	-	-	-	S	S	88-380
A GRICULTURE										
Agriculture, Animal	-	-	-	-	-	-	-	-	-	
Agriculture, Crop	-	-	-	-	-	-	-	-	-	
Agriculture, Urban										
Home garden	P	P	P	P	P	P	P	P	P	88-312-02-A
Community garden	P	P	P	P	P	P	P	P	P	88-312-02-B
Community-supported agriculture (CSA) farm	P	P	P	P	P	P	P	P	P	88-312-02-C
A CCESSORY SERVICES										
Wireless Communication Facility										
Freestanding	-	-	P	P	P	P	P	P	P	88-385
Co-located antenna	P	P	P	P	P	P	P	P	P	88-385

3. ~~Lot and Building Standards.~~ The lot and building standards for the Troost Corridor Overlay District shall be those in the underlying base zoning district. Design Standards

1. INTRODUCTION

- a. **Purpose.** This design overlay aims to promote design excellence for the Troost Corridor from 22nd Street on the north to Volker/Swope Parkway on the south and one half block east and west of Troost Avenue. Design

ORDINANCE NO. 150581

excellence presents itself in various forms and is measurable in many ways. Over time a rich inventory of quality buildings and a myriad of architectural styles have been developed along Troost. A measure of design excellence is the ability of new buildings to fit seamlessly into the existing inventory. Good design allows buildings to stand the test of time by remaining functional and attractive for many years. Of utmost importance to design excellence is a project's contribution to the public realm, not only in terms of the building itself but in site development, building techniques, maintenance, and the use of sustainable energy. This overlay approaches design with the understanding that each site adds value to the overall corridor and provides standards to create a cohesively developed Troost.

b. **The intent of the design overlay is as follows:**

- i. **Promote density and diversity of uses** by using urban design principles that promote efficient compact land uses.
- ii. **Create a sense of place** by enhancing the existing identity and culture.
- iii. **Protect historic authenticity** by encouraging adaptive reuse and appropriate renovation.
- iv. **Support Complete Streets** by providing design standards for private development that support public multi-modal investments.
- v. **Unite existing Traditional Neighborhood Designed areas** by the creation of a dense mixed use corridor.

c. **Applicability**

- i. The standards of this article apply to all development in the Troost Overlay District. This document establishes the development standards that vary from the underlying base zoning for the properties in the Troost Overlay District. All provisions described below as regulatory in nature have the same force and effect as, but are variations from, the standards set forth in Chapter 88 - Zoning and Development Code.
- ii. If provisions of this overlay district are inconsistent with Chapter 88, the provisions of this overlay district shall apply.
- iii. Other than as set forth below, the underlying zoning and the regulations and standards included in the Zoning and Development Code, Chapter 88, prescribed for the areas rezoned to this overlay district shall remain unchanged and shall continue to apply.

ORDINANCE NO. 150581

1. **New Development.** Full compliance with this article applies to all new buildings constructed within this district.
2. **Enlargements and Expansions.** Full compliance with this article applies only to the enlargement or expansion area.
3. **Façade Changes.** Compliance with this article applies to façade changes to existing buildings.
4. **Change of Use or Occupancy.** Compliance with parking and loading, screening and fencing, and signage standards applies whenever the use or occupancy of a property changes.
5. **Signage.** Compliance with signage standards applies when a sign permit is required or with the replacement of a sign face or panel.

2. BUILDING TYPES





- a. **Permitted Building Type.** Building types identified with a "P" below are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning and development code.
- b. **Special Use Permit.** Building types identified with an "S" below may be allowed if reviewed and approved in accordance with the special use permit procedures of 88-525. Special uses are subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning and development code.
- c. See **Attachment C** for Corridor Typology Map.

Table 2.1 – Allowed Building Types		
Building Type	Neighborhood Street	Main Urban Corridor
Mixed Use	P	S
Low-rise Commercial	P	S
Live/Work	P	P
Flex	S	S
Attached House - Townhouse	S	P
Multi-unit Building	S	P

ORDINANCE NO. 150581

Table 2.2 – Building Types Defined			
Description	Additional Requirements	Design	Examples
Mixed-Use			
<i>Small-footprint mixed-use</i>			
Small-footprint mixed-use buildings provide a vertical mix of uses with ground-floor non-residential uses. The second story and beyond is designed for office and/or residential uses. The second story of a small-footprint mixed-use building is almost equal to the ground-level.	<p>Maximum Troost frontage: 50’</p> <p>Storefronts: Shall have 1 to 2 storefronts per street frontage. Each storefront shall have its own primary entrance.</p> <p>Stories: Stories above the ground-level shall have an area at least 75 percent of the ground-level footprint.</p>		
<i>Medium-footprint mixed-use</i>			
Medium-footprint mixed-use buildings provide a vertical mix of uses with ground-floor non-residential uses. The second story and beyond is designed for office and/or residential uses. The second story of a small-footprint mixed-use building may be less than or equal to the ground level.	<p>Maximum Troost frontage: 120</p> <p>Minimum Troost frontage: 75’</p> <p>Storefronts: 3 or more storefronts shall front Troost. Other street frontages shall have at least one storefront. Each storefront shall have its own primary entrance.</p> <p>Stories: Stories above the ground-level shall have an area of at least 50 percent of the ground-level footprint.</p>		
Low-rise Commercial			
Low-rise Commercial buildings are small- to medium-sized and designed to accommodate non-residential uses.	<p>Maximum Troost frontage: 50’</p> <p>Storefronts: Shall have 1 or 2 storefronts per street frontage. Each storefront shall have its own primary entrance.</p> <p>Stories: Stories above the ground-level shall have at least 75 percent of the ground-level footprint.</p>		

ORDINANCE NO. 150581

Live/Work		
<p>A live/work building is a small- to medium-sized building that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for either residential or non-residential uses. Both the ground-floor flex space and residential units are owned by one entity.</p>	<p>Maximum Troost frontage: 40’ Storefronts: Up to 2 storefronts per street frontage. Each storefront shall have its own primary entrance. Stories: Stories above the ground-level shall have at least 75 percent of the ground-level footprint.</p>	
Flex		
<p>Flex buildings are a medium- to large-sized building. A flex building is designed to serve multiple uses, but may be used for a single use.</p>	<p>Maximum Troost frontage: 150’ Minimum Troost frontage: 75’ Storefronts: Shall have one primary entrance per 50 feet of Troost frontage. Other street frontages shall have at least one storefront. Each storefront shall have its own primary entrance. Stories: Stories above the ground-level shall have 25 percent of the ground-level footprint.</p>	
Attached House – Townhouse		
<p>See 88-110-04-B Residential Building Types Defined and Regulated.</p>	<p>Entrances: Primary entrance must front Troost. Garage doors shall not front Troost.</p>	
Multi-unit Building		
<p>See 88-110-04-B Residential Building Types Defined and Regulated.</p>	<p>Entrances: One primary entrance per 50 feet of Troost frontage. No more than one garage door or parking garage entrance shall front on Troost.</p>	

2. LOT AND BUILDING STANDARDS

- a. The following Lot and Building Standards apply to all new construction within the overlay district:

Table 3.1 – Lot and Building Standards		
Lot Size	Refer to underlying zoning district	
Floor Area Ratio	Refer to underlying zoning district	
Max. Front Yard Setback – Non-residential	0 ft.	
Max. Front Yard Setback – Ground-level residential	10 ft.	
Abutting residential district	1	
Max. Side Yard Setback	15 ft.	
Abutting residential district	1	
Max. Street-side Setback – Non-residential	0 ft.	
Max. Street-side Setback – Ground-level residential	10 ft.	
Abutting residential district	1	
Min. Rear Yard Setback	10 percent of lot depth	
Abutting residential district	20 percent of lot depth	
Min. Height	2 stories	
Ground floor non-residential	14’ interior floor to ceiling	
Maximum Height	Refer to underlying zoning district	
Features allowed to be setback greater than the maximum allowed setback		
Feature	Maximum percent of façade	Maximum Setback
Change in façade setback	Fronting street: 50 Fronting side yard: 75	10 ft.
Primary entrance	25	10 ft.
Patios/terraces	25	10 ft.

¹ Front setback required only when a lot within the overlay district abuts R-zoned lot with frontage on the same street. In such cases, the lot within the overlay district must match the platted front setback of the abutting R-zoned lot. If there is no platted setback, the lot within the overlay district must provide at least 50% of the front setback that applies to the abutting R-zoned lot.

3. ARCHITECTURAL MATERIALS

- a. **Permitted Material.** Materials identified with a “PM” are Primary Materials and allowed on all stories of a structure.
- b. **Permitted Secondary Material.** Materials identified with a “SM” are Secondary Materials and allowed on the second story and above of a

ORDINANCE NO. 150581

structure. Permitted secondary materials may be used as an accent material on the first story and shall not encompass more than 20 percent of the façade.

- c. **Prohibited Materials.** Materials identified with an “-“ are expressly prohibited.
- d. **Material Transition.** Primary and secondary façade materials shall not change at outside corners when front yard facades meet side yard facades and shall wrap at the corner a minimum of 10 feet.
- e. **Determination of Most Similar Material.** When a specific material cannot be readily classified, the city planning and development director is authorized to determine the most similar, thus most appropriate, material based on the following considerations:
 - i. the appearance of the material;
 - ii. the durability of the material;
 - iii. the method of installing the material;
 - iv. the location of the material; and
 - v. information provided by the International Building Code.

Table 4 – Allowed Architectural Materials		
Material	Façade Fronting:	
	Front and Street-side Yard and Side Yard Parking Facility	Side and Rear Yard
Brick	PM	PM
Pre-cast concrete	PM	PM
Stone	PM	PM
Cast stone	PM	PM
Glass block	PM	PM
Terra cotta	PM	PM
Tile	PM	PM
Cast concrete	PM	PM
Stucco	SM	PM
Metal with hidden fasteners	SM	PM
Wood	SM	PM
Fiber cement siding	SM	PM
Fiberglass replication¹	SM	PM
Concrete masonry unit	-	PM

ORDINANCE NO. 150581

Split faced block	-	PM
EIFS¹	-	PM







¹ These materials are only allowed on existing buildings.

4. FAÇADE ARTICULATION AND COMPOSITION

a. **Building Elements.** Building element standards apply to all façades fronting front yards and street-side yards.

i. All buildings shall include at least two of the following elements:

1. Multiple exterior finishes
2. Changes in roof lines
3. Changes in façade setbacks no greater than 5 feet
4. Bay windows and/or second story dormer windows
5. Canopies and/or awnings
6. Balconies
7. Roof parapet
8. Attached planter boxes

Table 5.1 – Building element examples		
Multiple exterior finishes	Change in roof lines	Façade setback change and multiple exterior finishes
		
Bay windows	Canopy and planter box	Roof parapet
		

ORDINANCE NO. 150581

- ii. Residential buildings shall provide outdoor spaces for residents. Residential buildings and uses shall include one or more of the following features:
 1. **Porches**- Porches are generally slightly above grade with a decorative rail separating the porch from adjoining grade. Porches may be roofed or uncovered. Porches must have a minimum depth of 6’.
 2. **Balconies** - Balconies are projecting outdoor spaces above the ground floor. Balconies may be cantilevered or supported by brackets or columns, and may be roofed or unroofed. Balconies must have a code-compliant guard rail enclosing the usable area. Balconies must have a minimum depth of 3’.
 3. **Stoops** - Stoops are generally unenclosed steps and landings providing access to a primary building entry. Stoops may have ornamental rails or cheek walls.
 4. **Patios** - Patios are at grade and paved using concrete, brick, stone or a similar material. Patios shall be enclosed by a fence or wall no taller than 36”.
 5. **Terraces** - Terraces are below-grade patios providing daylight and outdoor space for sub-grade residential units. Terraces must have decorative code-compliant guardrails. Terraces may be accessed via steps from grade or only from the unit. Terraces shall have floor and wall finishes in conformance with Table 4.

Table 5.2 – Residential building element examples		
Balconies	Stoop	Terrace
		




- iii. Non-residential primary entrances must be at-grade. Non-residential buildings shall include one or more of the following features:
 1. Projecting signage
 2. Decorative lighting

ORDINANCE NO. 150581

3. Patios and/or terraces for outdoor dining or gathering spaces. Patios and/or terraces must include street furniture, lighting and landscaping. Patios and/or terraces shall include decorative fencing no taller than 48”.

b. Doors and Entrances

- i. Primary entrances shall provide public access to individual shops or businesses, lobby entrances, or to individual dwelling units. Primary entrances shall front Troost. On corner lots, entrances at building corners may be used to satisfy this requirement.
- ii. Primary entrances must be accentuated with one or more of the following architectural features:
 1. Change in building material
 2. Tile flooring
 3. Recessed entrance no greater than 5’
 4. Transom windows and/or sidelight windows
 5. Porticos
 6. Canopies and/or awnings
 7. Planter boxes
- iii. Residential primary entrances shall not be greater than 36” above grade

Table 5.2 – Entrance architectural feature examples		
Change in building material	Recessed Entrance	Transom & sidelight window
		
Tile	Canopy	Planter box



5. Transparency

- a. At least 70 percent of the façade facing Troost between 3 feet and 10 feet above the sidewalk must be comprised of windows that allow clear views of indoor space or product display areas. On corner lots, this 70 percent transparency requirement applies only along Troost. The minimum transparency standard for facades fronting a non-Troost street and side yard parking facility is 40 percent.
- b. The minimum transparency for the second story and above is 40 percent on any façade fronting a street.
- c. Display windows that do not provide views into the interior of the building may be counted towards satisfying up to 50 percent of the minimum ground-level transparency requirements, provided that they are internally illuminated and are at least 3 feet in depth.
- d. The bottom of any window or product display window used to satisfy the ground-level transparency requirements shall not be more than 3.5 feet above the adjacent sidewalk.
- e. The bottom of any window used to satisfy transparency requirements for stories above the ground-level shall not be more than 3.5 feet above the interior floor.
- f. Changes to Existing Buildings: No existing building shall be altered in such a way that reduces transparency below the required amount. If the transparency is already below the required amount, it shall not be further reduced.
- g. Internal illumination of windows, display windows and primary entrances shall not have any effects of movement, flashing, scintillation, rolling, dissolving, fading or similar effects.

6. Parking and Loading

- a. In addition to the standards of 88-420 Parking and Loading, the following standards apply in the Troost Overlay District.
 - i. Any off-street parking that is provided must be located behind the building or within or under the building.

ORDINANCE NO. 150581

- ii. Parking located within or under the building shall be setback 20 feet from Troost on the street-level.
 - iii. Parking facilities are not permitted between the principal building and any right-of-way line.
 - iv. Loading areas must be located in the rear yard or can be located in the side yard if setback 30 feet from Troost. Loading areas shall not be located in the front yard or street-side yard.
 - v. Parking lots with 10 or more spaces shall include walkways of a different material than the parking surface.
- b. When the depth of the lot is insufficient to permit required parking to the rear of the building, parking may be located to the side of the building, provided that:
- i. It does not occupy more than 25 percent or 65 feet of the Troost street frontage, whichever is lesser
 - ii. It is screened from view of the street by a wall of primary building material, between 36 and 48 inches in height.
 - iii. The building to be served by the parking is built to the maximum allowed frontage as established by Table 2.2, if applicable.
- c. Parking maximums establish an upper limit on parking supply. Parking shall not exceed the minimum required parking by more than one space per 1,000 square feet of building area, unless such “extra” spaces are provided in an enclosed parking garage.

7. Screening and Fencing

- a. In addition to 88-425-08 Screening of Containers and Mechanical/Utility Equipment the following standards must be met:
- a. Dumpsters and ground level mechanical/utility equipment must be located in the rear yard or can be located in the side yard if setback 30 feet from Troost. Dumpsters and ground level mechanical/utility equipment shall not be located in the front or street-side setback.
 - b. Screening materials must be the same as the materials of the primary material building.
- b. Screening enclosures must be enclosed on all sides.
- a. Access for dumpsters and mechanical/utility equipment must be shared with any access for required parking.

ORDINANCE NO. 150581

- b. Fencing within the overlay district shall comply with the following standards:
 - i. No fence or wall over 6’ shall be erected on any lot within the district.
 - ii. No fence within 20’ of Troost shall be taller than 48” high. Fences within 80 feet of Troost shall be 80 percent transparent.
 - iii. No wall within 20’ of Troost shall be taller than 36”
 - iv. Barbed-wire, razor wire, and similar materials are prohibited.
 - v. Chain link, vinyl, metal sheeting and plastic fencing are prohibited within 20’ of Troost. Chain link fencing shall not be used to satisfy landscaping and screening requirements.
 - vi. The finished side of the fence or wall must face the adjacent property or the street.
 - vii. At- and below-grade patios shall be enclosed by a fence or wall between 36” to 48”.









Table 8 – Fencing		
Steel Fencing	Wood Fence Entrance	Cast Concrete Wall
		

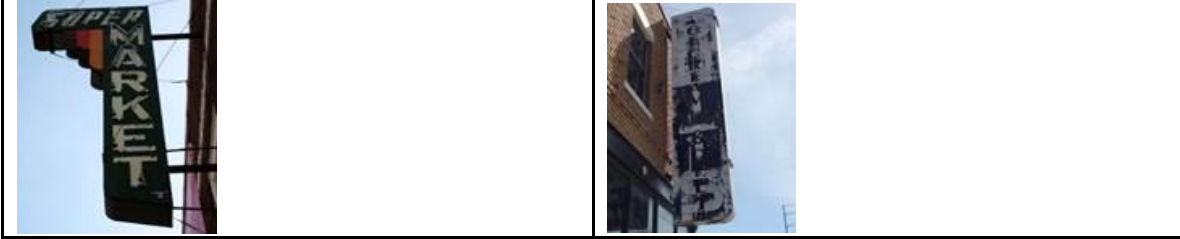
8. Signage

- a. One wall sign, one awning, canopy or marquee sign, and one projecting sign per tenant with customer entrance in a multi-tenant building are permitted, covering a maximum of 10 percent per tenant elevation.
- b. Box wall signs are prohibited.
- c. A projecting sign mounted perpendicular to a building wall must not exceed 12 square feet in area; if mounted radially on a building corner, it must not exceed 40 square feet in area. The sign shall not exceed 50 percent of its projecting distance in thickness.
- d. Projecting signs shall not project more than 4 feet from the building face, with a minimum clearance of 8 feet. On building corners, the sign shall not project more than 5 feet. Projecting signs must comply with 88-445-08-E.

ORDINANCE NO. 150581

- e. All signs may be internally or externally illuminated.
- f. Incidental signs are permitted in the district, according to the standards of 88-445-08-G.
- g. Hand-painted wall signs may be located on a side façade. Hand-painted signs must be painted directly on the building by a licensed sign contractor. Hand-painted signage shall not exceed 20 percent of the façade area. Only one hand-painted sign is allowed per façade. Facades with hand-painted signs may not include any other signage. Hand-painted signs must receive site plan approval.
- h. Historical wall signs, hand-painted signs, and projecting signs that advertise closed or off-site businesses may remain and shall not count toward any signage requirements if established more than 50 years from the date of application. Historical signs may be removed and reinstalled for restoration. Retention of historical signs must receive site plan approval.
- i. Monument signs, electronic, digital, and motorized signs, changeable copy panels, and outdoor advertising signs are prohibited within the district.

Table 9 – Signage examples	
Wall sign	
	
Projecting sign	
	
Awning / canopy / marquee sign	
	
Hand-painted sign	
	
Historic signs	



9. Use Specific Design Standards

a. Drive-Through Facilities

i. In addition to 88-340 Drive-Through Facilities and in order to apply for a Special Use Permit for a Drive-Through the following standards must be met:

1. The drive-through window shall not face any public streets.
2. Menu boards shall be setback 50 feet from Troost.
3. Drive-through shall only have one service lane.
4. Drive-through operations must be closed between the hours of 1:00 am and 5:00 am.

b. Temporary Uses

i. Temporary Uses allow for specific uses on a property until it can be put to its highest and best use. Temporary Uses include:

1. Food Truck Courts
2. Pop-up Shops
3. Pocket Parks
4. Any use identified in 88-370-04

ii. Temporary Uses must be approved through a Temporary Use Permit. Temporary Uses can be granted subject to the following:

1. Interim uses must conform to the Troost Overlay District land use standards;
2. The termination date or event can be identified with certainty;
3. The applicant provides written permission from the property owner prior to submitting for an application;
4. Interim uses shall not construct any permanent structures.
5. The interim use shall not extend into public right-of-way unless proper approval is received; and

ORDINANCE NO. 150581

6. The applicant must conform to any conditions placed on the interim use including but not exclusive to hours of operation, required permitting, landscaping and screening, and any other conditions aimed at reducing potential impacts on public health, safety and welfare.

10. Streetscape

- a. Reserved

4. Review and Decision Making

The review and approval process for uses shall be in accordance with 88-500 of the Zoning and Development Code. Prior to any rezoning or special use permit, the applicant shall meet with the Troost Overlay Committee, as well as affected registered neighborhood and civic organizations, and residents.

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

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

Secretary, City Plan Commission

Approved as to form and legality:

M. Margaret Sheahan Moran
Assistant City Attorney