



Legislation Details (With Text)

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**File created:** 6/8/2023      **In control:** Council  
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**Title:** Sponsor: Councilmember Katheryn Shields

Approving a Special Character Overlay to be known as the Westport Overlay District to create development and site design standards for the Westport area on about 62 acres located along Westport Road starting at Southwest Trafficway to the boundary of the Main Corridor Overlay district and along Pennsylvania Avenue from 39th Street to 43rd Street. (CD-CPC-2023-00062)

**Sponsors:** Katheryn Shields

**Indexes:**

**Code sections:**

**Attachments:** 1. Docket Memo 230498.docx, 2. 230498 WestportOverlayDistrict\_TOIC (002), 3. 230498.Authenticated Ordinance, 4. 230498.Authenticated Ordinance

Date	Ver.	Action By	Action	Result
6/15/2023	1	Council	Passed	Pass
6/14/2023	1	Transportation, Infrastructure and Operations Committee	Adv and Do Pass, Debate	Pass
6/8/2023	1	Council	referred	

ORDINANCE NO. 230498

Sponsor: Councilmember Katheryn Shields

Approving a Special Character Overlay to be known as the Westport Overlay District to create development and site design standards for the Westport area on about 62 acres located along Westport Road starting at Southwest Trafficway to the boundary of the Main Corridor Overlay district and along Pennsylvania Avenue from 39th Street to 43rd Street. (CD-CPC-2023-00062)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning & Development Code, is hereby amended by approving the Westport Overlay District, for the area generally located along Westport Road bounded by Southwest Trafficway to the west and Baltimore Avenue to the east, and along Pennsylvania Avenue bounded by 40<sup>th</sup> Street to the north and Mill Street to the south. Parcels included in the Special Character Overlay District are legally described as:

BEG NE COR LOT 21 SD SUB TH SWLY 35 FT TH SELY 80 FT TH NELY 27 FT TH SELY 62 FT TH ELY 8 FT TH NLY 142 FT TO POB J C MCCOYS PLAT OF WESTPORT INCLUDING PRT OF LOT 4 CAMPBELLS ADD

J C MC COYS PLAT OF WESTPORT ALL LOT 36 EXC ELY 2 FT ALSO SLY 1/2 VAC

ALLEY LY NLY & ADJ

J C MCCOYS PLAT OF WESTPORT S 86 FT OF W 40 FT LOT 53 & S 86 FT  
LOT 54

MILL STREET STATION TRACT B

PRT OF LOT 21 J C MCCOYS PLAT OF WESTPORT & PRT LOT 4 CAMPBELLS ADD  
DAF BEG AT NW COR LOT 21 TH NELY ALG NLY LOT LI & SLY LI OF WESTPORT RD  
39 FT M/L TO A PT 35 FT SWLY FR NE COR OF SD LOT 21 MEAS ALG NLY LI OF SD  
LOT TH SELY ALG ALI PARL WI ELY

104 W 40TH ST NW 1/4 SW 1/4 SEC 20 49 33 TRIANG TRACT BOUNDED BY  
BALTIMORE ON EAST 40TH ST ON SOUTH & WESTPORT RD ON NW INCL PRT  
LOTS 10 & 11 KEARNEY HEIGHTS EXC PRTS IN BALTIMORE & IN 40TH ST

104 WESTPORT RD / ALL EXC N 20 FT OF LOTS 10 11 & 12 WHITTIER PLACE

118 WESTPORT RD / WESTPORT BRANCH LIBRARY W 8.92 FT LOT 6 & ALL LOT 7  
BLK 2 CORRECTED PLAT OF THE AMEND PLAT OF MENDELS MURRAY HILL  
ALSO LOTS 13 & 14 WHITTIER PLACE

201 WESTPORT RD / CHURCH 110 W ARCHIBALD / FELLOWSHIP HALL  
DICKINSON PLACE LOTS 16 & 17 & 21 THRU 24

204 WESTPORT RD / NW 1/4 SW 1/4 SEC 20 49 33 BEG 105.93 FT NELY OF NE  
COR OF WESTPORT AVE & CENTRAL TH NELY ALG N LI OF WESTPORT AVE 40 FT  
TH NWLY 25 FT M/L TH W 48.13 FT TH SLY TO BEG ALSO S 1/2 VAC ALLEY N OF &  
ADJ

205-07 WESTPORT RD DICKINSON PLACE ALL LOTS 18 & 19

301-03 WESTPORT RD / 56 M / L FRT ON SLY LI WESTPORT AVE LY NELY OF & ADJ  
NELY LI OF LOT 28 J C MC COYS PLAT OF WESTPORT & RNG SLY TO AN  
ALLEY 144 PLUS FT NW 1/4 OF SW 1/4 SEC 20 49 33

309 WESTPORT RD / LOT 28 J C MC COYS PLAT OF WESTPORT

311 WESTPORT RD J C MCCOYS PLAT OF WESTPORT E 37 13/24 FT LOT 27

312-16 WESTPORT RD / LOT 35 J C MC COYS PLAT OF WESTPORT

315 WESTPORT RD / W 36 11/24 FT LOT 27 J C MC COYS PLAT OF  
WESTPORT

318 WESTPORT RD & 4045 BROADWAY J C MCCOYS PLAT OF WESTPORT ALL LOT  
34

331-331A WESTPORT RD 4115-17 BROADWAY 4014 CENTRAL 314-316

ARCHIBALD J C MCCOYS PART OF WESTPORT LOTS 25 26 29 THRU 32 & LOT 20 DICKINSON PLACE & VAC ALLEY & PT VAC ARCHIBALD ST ALL DAF BEG NE COR SD LOT 26 TH SE CO

3952 WYANDOTTE WESTPORT STATION POST OFFICE HORNBECK & EL TINGS ALLOTMENT ALL LOTS 11 THRU 13 & 15 (EXC S 6 FT LOT 15) & ALL LOT 16 & ALSO TR DAF: BEG SW COR SD LOT 13 TH E ALG S LI SD LOT TO NLYLI WESTPORT RD TH SWLY ALG SD NLY LI TO PNT 30 FT

3959-61 CENTRAL 208-12 WESTPORT RD HORDBECKS & ELTINGS ALLOTMENT ALL LOT 14 & S 6 FT LOT 15 & PRT NW 1/4 SW 1/4 SEC 20 49 33 BEG NE COR WESTPORT RD & CENTRAL ST TH NELY ALG N LI WESTPORT RD 105.93 FT TH NWLY 50 FT M/L TH W T

4001-05 PENNSYLVANIA NE 1/4 SE 1/4 SEC 19 49 33 BEG ON ELY LI PENNSYLVANIA AVE 113.57 FT N OF NW COR LOT 47 J C MC COYS PLAT OF WESTPORT TH NELY 92.74 FT TO PT 117.3 FT N OF N LI J C MC COYS PLAT OF WESTPORT TH N TO S LI 40TH S

4006 WASHINGTON J C MC COYS PLAT OF WESTPORT ALL OF LOTS 47 & 48 & PRT LOTS 49 & 50 BEG NWLY COR LOT 49 TH SELY ALG SELY LI SD LOT 91 FT TH NELY 68.05 FT TH NWLY 71.37 FT TH NELY 58.77 FT TH NWLY .37 FT TH NELY 21.26 FT TO

401 WESTPORT RD/4106 BROADWAY E 24 FT LOT 23 N OF ALLEY J C MCCOYS PLAT OF WESTPORT

4010 PENNSYLVANIA CATHERINE PURDOMS ADD N 50 FT EXC PRT TAKEN FOR PENNSYLVANIA ST LOT 3 ALSO N 1/2 VAC ALLEY SW & ADJ

4011 PENNSYLVANIA PRT NE 1/4 SE 1/4 SE 19 49 33 DAF: BEG AT PNT ON NELY LI PENNSYLVANIA AVE 83 FT NWLY OF NW COR LOT 47 MCCOYS PLAT OF WESTPORT TH NELY 83.3 FT TH NWLY 38.3 FT TH SWLY 92.74 FT TO SD NELY LI TH S ALG SD LI 30.57 FT TO POB

4043 PENNSYLVANIA J C MCCOYS PLAT OF WESTPORT N 56 FT OF WLY 40 FT LOT 53 N 56 FT LOT 54

4048-50 BROADWAY 444 WESTPORT RD 4057 PENNSYLVANIA J C MCCOYS PLAT OF WESTPORT LOTS 1 THRU 3

4049 PENNSYLVANIA MCCOYS JOHN C PLAT OF WESTPORT N 1/2 LOTS 7 & 8

405 WESTPORT RD E 30 FT OF W 50 FT LOT 23 J C MCCOYS PLAT OF WESTPORT

4050 PENNSYLVANIA & 4045 MILL 508-30 WESTPORT RD & 4041 MILL J C MCCOYS PLAT OF WESTPORT LOTS 10 THRU 14 & 41 THRU 46 & S 1/2 VAC ALLEY LY N & ADJ LOT 10 & 11 & N 1/2 VAC ALLEY LYING S & ADJ LOTS 12 THRU 14 ALL VAC 40TH TER & VAC ALLEY LY BETWEEN LOT

409 ARCHIBALD 4135-37 PENNSYLVANIA J C CAMPBELLS ADD TO  
WESTPORT LOTS 9 & 12 & ALL VAC ALLEY LYE OF & ADJ SD LOT 9 ALSO W ½ VAC  
ALLEY LY E OF & ADT LOT 12

41 PENN CONDOMINIUMS UNIT 307 & 308

41 PENN CONDOMINIUMS---LOT 1

41 PENN CONDOMINIUMS---UNIT 101

41 PENN CONDOMINIUMS---UNIT 102

41 PENN CONDOMINIUMS---UNIT 103

41 PENN CONDOMINIUMS---UNIT 104

41 PENN CONDOMINIUMS---UNIT 105

41 PENN CONDOMINIUMS---UNIT 201

41 PENN CONDOMINIUMS---UNIT 202

41 PENN CONDOMINIUMS---UNIT 203

41 PENN CONDOMINIUMS---UNIT 204

41 PENN CONDOMINIUMS---UNIT 205

41 PENN CONDOMINIUMS---UNIT 206

41 PENN CONDOMINIUMS---UNIT 207

41 PENN CONDOMINIUMS---UNIT 208

41 PENN CONDOMINIUMS---UNIT 301

41 PENN CONDOMINIUMS---UNIT 302

41 PENN CONDOMINIUMS---UNIT 303

41 PENN CONDOMINIUMS---UNIT 304

41 PENN CONDOMINIUMS---UNIT 305

41 PENN CONDOMINIUMS---UNIT 306

41 PENN CONDOMINIUMS---UNIT 401

41 PENN CONDOMINIUMS---UNIT 402

41 PENN CONDOMINIUMS---UNIT 403

41 PENN CONDOMINIUMS---UNIT 404

41 PENN CONDOMINIUMS---UNIT 405

41 PENN CONDOMINIUMS---UNIT 406

41 PENN CONDOMINIUMS---UNIT 407

41 PENN CONDOMINIUMS---UNIT 408

41 PENN CONDOMINIUMS---UNIT 501

41 PENN CONDOMINIUMS---UNIT 502

41 PENN CONDOMINIUMS---UNIT 503

41 PENN CONDOMINIUMS---UNIT 504

41 PENN CONDOMINIUMS---UNIT 505

41 PENN CONDOMINIUMS---UNIT 506

41 PENN CONDOMINIUMS---UNIT 507

41 PENN CONDOMINIUMS---UNIT 508

411 WESTPORT RD E 22 FT OF W 44 FT LOT 22 J C MCCOYS PLAT  
OF WESTPORT & A TR S OF & ADJ BEING PRT LOT 4 CAMPBELLS ADD

4112-14 PENNSYLVANIA J C MCCOYS PLAT OF WESTPORT NWLY 46 FT LOTS  
19 & 20

4113 PENNSYLVANIA JOHN CAMPBELLS ADD TO WESTPORT S 1/2 OF W 78.47  
FT OF LOT 5 & W 61.4 FT OF LOT 8 & 19.4 STRIP LY S & ADJ SD PRT LOT 8

4116-18 PENNSYLVANIA J C MCCOYS PLAT OF WESTPORT SELY 47 FT OF  
NWLY 93 FT LOTS 19 & 20

4120 PENNSYLVANIA J C MCCOY PLAT OF WESTPORT PRT LOTS 19 & 20 ALSO  
CAMPBELLS ADD ALL LOT 3 BEG INTER NLY LI ARCHIBALD ST & WLY LI  
PENNSYLVANIA AVE TH NLY ALG SD WLY LI 49 FT TO PT 93 FT SELY OF NE COR SD  
LOT 20 TH WLY PARL WITH NLY

413 WESTPORT RD PRT OF LOT 22 J C MCCOYS PLAT OF WESTPORT & PRT LOT  
4 CAMPBELLS ADD DAF BEG AT NW COR LOT 22 & ITS PROLG 142 FT TO NLY

LI OF ALY TH NELY & PARL TO NWLY LI OF SD LOT 22 & ALG N LI OF ALY 22 FT TH  
NWLY & PARL TO & 22 FT F

4130 PENNSYLVANIA JOHN CAMPBELLS ADD TO WESTPORT LOT 96 & A  
TRIANGULAR TRACT W OF & ADJ

4139-45 PENNSYLVANIA JOHN CAMPBELLS ADD TO WESTPORT W 72 FT OF  
LOT 13 N 27 FT OF W 72 LOT 16

4140-44 PENNSYLVANIA & 428 W 42ND ST & 4141 MILL ST JOHN CAMPBELLS  
ADD TO WESTPORT LOTS 97 & 100 & NELY 1/2 VAC ALLEY LY SWLY OF & ADJ

4147-49 PENNSYLVANIA 420 W 42ND ST JOHN CAMPBELLS ADD TO  
WESTPORT S 47 FT OF W 72 FT LOT 16

415 WESTPORT RD E 30 FT LOT 22 & W 20 FT LOT 23 J C MCCOYS PLAT OF  
WESTPORT ALSO A TR S OF & ADJ BEING PRT OF LOT 4 CAMPBELLS ADD TO  
WESTPORT

4200 PENNSYLVANIA JOHN CAMPBELLS ADD TO WESTPORT PRT LOTS 101 &  
104 LY NELY OF NE LI KC & WESTPORT BELT RR EXC PRT IN STS

4231 PENNSYLVANIA CAMPBELLS ADD LOTS 105 & 108 & 109 & 112 & WLY  
1/2 VAC ALLEY LY ELY & ADJ ALSO SW 1/4 SW 1/4 SEC 20 49 33 LY SLY OF SD  
LOT 112 & NLY OF KC WESTPORT BELT RR & WLY OF BROADWAY

500 WESTPORT RD / J C MC COYS PLAT OF WESTPORT E 37 FT LOT 9 & S 1/2 VAC  
ALLEY LY N OF & ADJ

501 WESTPORT RD 4110 PENNSYLVANIA J C MCCOYS PLAT OF WESTPORT  
ALL LOTS 15 THRU 17 EXC PRT LOT 15 BEG 26 FT NELY OF NW COR SD LOT TH  
SELY 82 FT PARL TO WLY LI SD LOT TH NELY 27.5 FT TH NWLY 4.5 FT TH NELY  
1 FT TH NWLY 77.5

504 WESTPORT RD / J C MC COYS PLAT OF WESTPORT W 37 FT LOT 9 & S 1/2 VAC  
ALLEY LY N OF & ADJ

505 WESTPORT RD J C MCCOYS PLAT OF WESTPORT PRT LOT 15 BEG 26 FT  
NELY OF NW COR SD LOT TH SELY 82 FT PARL TO WLY LI SD LOT TH NELY 27.5 FT  
TH NWLY 4.5 FT TH NELY 1 FT TH NWLY 77.5 FT TO SELY LI WESTPORT RD TH  
SWLY ALG SD RD 28.5 FT TO BEG

534-56 WESTPORT RD JOHN C MORRIS SUB PRT OF LOTS 1 & 2 ALSO LOUIS  
VOGLES 4TH ADD PRT OF LOT 25 & PRT VAC ALLEY LY N & ADJ BEG INTER  
ELY LI OF WADDELL ST WITH NLY LI OF WESTPORT RD TH NELY ALG SD NLY LI  
186.045 FT TO TPOB TH CONT NELY ALG SD

560 WESTPORT RD ARDS WESTPORT LOT 1 & PRT E 1/2 VAC WADDELL AVE LY  
W & ADJ

602 WESTPORT RD LOUIS VOGLES 4TH ADD S 90 FT LOT 23

706 WESTPORT RD / SE 1/4 SE 1/4 SEC 19 49 33 49.995 FT FRTNLY LI WESTPORT AVE  
LY E OF & ADJ ELY LI OF AN ALLEY E OF LOUIS VOGLES 4TH ADD & RNG N 180.66  
FT ALSO E 1/2 VAC ALLEY W OF & ADJ ALSO W 1/2 VAC ALLEY LY E OF & ADJ  
LOTS 1 & 2 LOUIS VOGLES 4

709 WESTPORT RD/VAC LOT WHITEHOUSE PLACE LOT 27

712 WESTPORT RD LOUIS VOGLES 4TH ADD LOT 1 & ALL LOT 2 EXC NLY 40  
FT

715 WESTPORT RD / LOT 42 WHITEHOUSE PLACE

719 W 42ND ST VOGELS LOUIS FOURTH ADD S 61.24 FT OF LOT 21 & N 90 FT  
OF LOT 22 & PT OF CHRISTIAN GLUNZ SUB OF 6 AC OF EST DAF: BEG NE COR OF  
LOT 21 VOGLES LOUIS 4TH ADD TH SW 292.65 FT TH SE 160 FT TH SW 50 FT TH  
SELY 160.34 FT TH NEL

800 WESTPORT RD LOUIS VOGLES 2ND ADD PRT LOT 1 BEG ON NLY R/W LI  
WESTPORT RD 82.07 FT NELY OF WLY LI SD LOT TH NELY ALG SD NLY R/W LI 82.93  
FT TO SE COR SD LOT TH NWLY ALG ELY LI SD LOT 82.5 FT TO NE COR TH SWLY  
ALG NLY LI SD LOT 83.2 FT T

801 WESTPORT RD WESTPORT INN PRT LOT 1 BEG MOST NLY COR LOT 1 TH  
S 69 DEG 15 MIN 02 SEC W ALG N LI 28.37 FT TO TPOB TH SWLY ALG SD N LI  
70.53 FT TH S 21 DEG 05 MIN 45 SEC E 131.79 FT PT SLY LI SD LOT TH NELY ALG  
SLY LI SD LOT 1 A DIST

805 WESTPORT RD WESTPORT INN LOT 1 EXC BEG MOST NLY COR LOT 1 TH  
S 69 DEG 15 MIN 02 SEC W ALG N LI 28.37 FT TO TPOB TH SWLY ALG SD N LI  
70.53 FT TH S 21 DEG 05 MIN 45 SEC E 131.79 FT PT SLY LI SD LOT TH NELY ALG  
SLY LI SD LOT 1 A DIST

812 WESTPORT RD LOUIS VOGLES 2ND ADD PRT LOT 1 BEG ON NLY R/W LI  
WESTPORT RD 82.07 FT NELY OF INTER SD NLY R/W LI & WLY LI SD LOT TH NWLY  
TO NLY LI SD LOT TH SWLY ALG SD NLY LOT LI 81.8 FT TO NW COR TH SELY ALG  
WLY LI SD LOT TO SD NLY R/W L

817 WESTPORT RD JONES & FISHERS ADD LOTS 8 & 9

822 WESTPORT RD LOUIS VOGLE'S SECOND ADD LOT 2 LY N OF WESTPORT  
AVE (EX ELY 4 FT IN ALLEY)

900 WESTPORT RD/E 100 FT OF S 65 FT LOT 15 EXC PART NOW IN SOUTHWEST  
TRAFFICWAY E 100 FT LOT 16 LOUIS VOGLES 2ND ADD

903 WESTPORT RD / N 80 FT LOT 6 JONES & FISHERS ADD

905 WESTPORT RD      CROSSROADS AT WESTPORT      ALL OF SD SUBDIVISION

J C MCCOY'S WESTPORT REPLAT FIRST PLAT---LOT 1

J C MCCOY'S WESTPORT REPLAT FIRST PLAT---LOT 2

J C MCCOY'S WESTPORT REPLAT SECOND PLAT---LOT 3

J C MCCOY'S WESTPORT REPLAT SECOND PLAT---LOT 4

MCCOY J C PLAT OF WESTPORT---LOTS 36 & 37 & PT SEC-20-49-33 DAF: BEG NW COR LOT 37 TH SELY 234' MOL TH NELY 115' TH NWLY 158' MOL TH W 145' MOL TO POB

SEC 19-49-33 SE 1/4 SE 1/4      WHITEHOUSE PLACE LOTS 22, 23 & W 12 FT OF N 90 FT LOT 24

SEC 19-49-33 SE 1/4 SE 1/4 WESTPORT TRAIL ADDITION LOT 1

SEC 19-49-33 SE 1/4 SE 1/4 WHITEHOUSE PLACE W 25 FT LOT 2 MEAS ON N LI WLY 25 FT LOT 3 MEAS AT R/ATO W LI EXC S 2 FT & ALL LOT 24 EXC W 12 FT

SEC 19-49-33 SE 1/4 SE 1/4 WHITEHOUSE PLACE LOT 39

SEC 19-49-33 SE 1/4 SE 1/4 WHITEHOUSE PLACE W 25' OF LOT 2 & NWLY 25' OF LOT 3 (EX S 2') & LOT 24 (EX W 12')

SEC 19-49-33 SW 1/4 SE 1/4 JONES & FISHER'S ADD PRT OF LOT 7 DAF: BEG ON NW COR OF LOT 7 TH ELY 50.00 FT TH SLY 73.36 FT TH WLY 49.08 FT TH NLY 71.60 FT TO POB

WESTPORT CID---LOT 10B

WESTPORT CID---LOT 10C

WESTPORT CID---LOT 11

WESTPORT CID---LOT 12

WESTPORT CID---LOT 13

WESTPORT CID---LOT 14

WESTPORT CID---LOT 15

WESTPORT CID---LOT 16

WESTPORT CID---LOT 17



WESTPORT CID---LOT 18

WESTPORT CID---LOT 19

WESTPORT CID---LOT 2

WESTPORT CID---LOT 20

WESTPORT CID---LOT 3

WESTPORT CID---LOT 4

WESTPORT CID---LOT 5

WESTPORT CID---LOT 6A

WESTPORT CID---LOT 6B

WESTPORT CID---LOT 7

WESTPORT CID---LOT 8

WESTPORT CID---LOT 9

WESTPORT RESIDENCES LT 1

This Westport Overlay District, is shown outlined on a map marked Section 88-20A-1394, which is attached hereto and made a part hereof, is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

## WESTPORT OVERLAY DISTRICT



### Section 1. INTRODUCTION

**A. Purpose & Intent.** The following regulations create development and site design standards that promote the recommendations outlined in the Westport District Master Plan. The Westport Overlay aims to provide a cohesive development pattern along Westport Road and Pennsylvania Avenue, the primary pedestrian-oriented corridors in the Westport district. This overlay generally extends along Westport Road from Southwest Trafficway to the boundary of the MCO district, and along Pennsylvania from 39th Street to 43rd Street (Figure 1). The intent of the overlay district is to:

1. Protect and encourage smaller-scale, fine grain development that reinforces that distinct character of Westport.

2. Promote incremental growth to allow the district to evolve, while ensuring that future development is compatible with the surrounding context.
3. Promote a mix of pedestrian-oriented uses that are compatible with the Westport Plan's vision and goals.
4. Strengthen the active, street-front development pattern to improve the public realm and enhance access to the district.
5. Enhance public spaces within Westport to further foster community and support businesses.
6. Manage the impact of parking facilities to enhance accessibility, while understating the prominence of lots and garages along the streetscape.
7. Celebrate the history of Westport by promoting walkable, human-scaled development patterns.
8. Promote high-quality development that enhances the shared value of Westport.

**B. Applicability.**

1. The standards of this article apply to all development in the Westport Overlay district. This document establishes the development standards that vary from the underlying base zoning for the properties in the Westport 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 of the Zoning and Development Code of Kansas City, Missouri.
2. If provisions of this overlay district are inconsistent with Chapter 88, the provisions of this overlay district shall apply.
3. If provisions of this overlay district are inconsistent with a Historic Overlay District, then the provisions of the Historic Overlay District shall apply.
4. Existing MPD and UR districts are exempt from the standards of this document. However, when new MPD or UR plans are adopted the standards of this document shall be met.
5. Buildings listed on the Kansas City and/or National Register of Historic Places, and following the Secretary of the Interior's Standards through the National Parks Service, shall be exempt from the Lot & Building Standards, Architectural Materials, Façade Articulation and Composition and Transparency standards of this overlay. A letter from the Historic Preservation Commission is required at the time of Application submittal to ensure the building meets Secretary of Interior standards.
6. 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.

- a. New Development. Full compliance with this article applies to all new buildings constructed within this district.
- b. Enlargements and Expansions. Full compliance with this article applies only to the enlargement or expansion area. Enlargements or expansions must be reviewed and approved by the City Planning and Development Department in accordance with the required entitlement process.
- c. Façade Changes. Compliance with this article applies to façade changes to existing buildings.
- d. Change of Use or Occupancy. Compliance with use standards apply whenever the use or occupancy of a property changes.
- e. Signage. Compliance with signage standards apply when a sign permit is required.



Figure 1 - Westport Overlay District Boundary

**Section 2. ALLOWED USES**

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 Zoning Districts	Additional Use Standards
<b>Residential</b>		
Household Living		
» <i>Detached houses</i>	■	88-120-03-H.3
» <i>In any other residential building type</i>	■	88-323 < <a href="https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-323BOPAST">https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-323BOPAST</a> >
» <i>In mixed-use building</i>	■	
Group Living	■	
<b>Civic/Institutional</b>		
Bicycle Sharing Facilities	■	88-322 < <a href="https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-322BIARFA">https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-322BIARFA</a> >
Club, Lodge, or Fraternal Organization	■	
College/University	■	
Day Care		
» <i>Home-based (1-5)</i>	■	
» <i>Family (up to 10)</i>	■	
» <i>Group (up to 20)</i>	■	
» <i>Center (21+)</i>	■	
Detention and Correctional Facilities	-	
Halfway House	-	
Hospital	■	
Library/Museum/Cultural Exhibit	■	
Park/Recreation	■	
Religious Assembly	■	
Safety Service		
» <i>Fire station</i>	■	
» <i>Police station</i>	■	
» <i>Ambulance service</i>	■	
School	■	
Utilities and Services (except as noted below)		
» <i>Basic, minor</i>	S	88-323

**Commercial**

Adult Business	-	
» <i>Adult media store</i>	-	
» <i>Adult motion picture theater</i>	-	
» <i>Sex shop</i>	-	
Animal Service		
» <i>Sales and grooming</i>	■	<u>88-315</u> < <a href="https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-315ANSE">https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-315ANSE</a> >
» <i>Shelter or boarding</i>	■	<u>88-315</u> < <a href="https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-315ANSE">https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-315ANSE</a> >
» <i>Stable</i>	S	<u>88-315</u> < <a href="https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-315ANSE">https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-315ANSE</a> >
» <i>Veterinary</i>	■	<u>88-315</u> < <a href="https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-315ANSE">https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-315ANSE</a> >
Artist Work or Sales Space	■	
Building Maintenance Service	■	
Business Equipment Sales and Service	■	
Business Support Service (except as noted below)	■	
» <i>Day labor employment agency</i>	-	
Communications Service Establishments	■	
Drive-Through Facility	-	
Eating and Drinking Establishments (except as noted below)	■	

» <i>Tavern or nightclub</i>	■	
Entertainment Venues and Spectator Sports		
» <i>Indoor small venue (1-149 capacity)</i>	■	
» <i>Indoor medium venue (150-499 capacity)</i>	■	
» <i>Indoor large venue (500+ capacity)</i>	■	
» <i>Outdoor (all sizes)</i>	■	<b>Section 5-B</b>
Financial Services (except as noted below)	■	
» <i>Pawn shop</i>	-	
» <i>Short-term loan establishment</i>	-	
Food and Beverage Retail Sales	■	
Funeral and Interment Service		
» <i>Cemetery/columbarium/mausoleum</i>	S	<u>88-345</u> < <a href="https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-345FUINSE">https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-345FUINSE</a> >
» <i>Cremating</i>	S	<u>88-345-02</u> < <a href="https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-345FUINSE_88-345-02CR">https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-345FUINSE_88-345-02CR</a> >
» <i>Undertaking</i>	-	
Gasoline and Fuel Sales	-	
Lodging		
» <i>Bed and Breakfast</i>	■	<u>88-320</u> < <a href="https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-320BEBR">https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-320BEBR</a> >
» <i>Hotel/motel</i>	■	<u>88-323</u> < <a href="https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-323ROPAST">https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-323ROPAST</a> >

» <i>Recreational vehicle park</i> Mobile Vendor Park	- ■	<u>88-358</u> <a href="https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-358MOVEPA">https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-358MOVEPA</a>
Office, Administrative, Professional or General	■	
Office, Medical	■	
» <i>Blood/plasma center</i>	-	
Parking, Accessory	S	<u>88-323</u> <a href="https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-323BOPAST">https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-323BOPAST</a> >; <b>Section 5</b>
Parking, Non-accessory	S	<u>88-323</u> <a href="https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-323BOPAST">https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-323BOPAST</a> >; <b>Section 5</b>
Personal Improvement Service	■	
Repair or Laundry Service, Consumer	■	
Research Service	■	
Retail Sales	■	
» <i>Outdoor Retail Sales - Class A</i>	■	<u>88-366-01</u> <a href="https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-366RESA_88-366-01OUTRESAT A A">https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-366RESA_88-366-01OUTRESAT A A</a> >

» *Outdoor Retail Sales - Class B* ■

[88-366-02](https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-366RESA_88-366-02OURESALAB)  
<[https://library.municode.com/mo/kansas\\_city/code\\_s/zoning\\_and\\_development\\_code?nodeId=ZODECOKAMI\\_300\\_SERIESUSRE\\_88-366RESA\\_88-366-02OURESALAB](https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-366RESA_88-366-02OURESALAB)>

Reuse of officially designated historic landmark S  
(local or national) if proposed use is not  
permitted

Sports and Recreation, Participant

» *Indoor* ■

» *Outdoor* ■

Section 5-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](https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-318ARMA)  
<[https://library.municode.com/mo/kansas\\_city/code\\_s/zoning\\_and\\_development\\_code?nodeId=ZODECOKAMI\\_300\\_SERIESUSRE\\_88-318ARMA](https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-318ARMA)>

» *Limited* S

» *General* -

» *Intensive* -

Mining/Quarrying -

Recycling Service

» *Limited* S

» *General* -

88-323

Self-Storage Warehouse -

Warehousing, Wholesaling, Storage, Freight  
Movement

» *Indoor* -

» *Outdoor* -



- » *Outdoor* -
- » *Demolition debris landfill* -

**AGRICULTURAL**

- Agriculture, Animal ■ \*Chapter 14
- Agriculture, Crop ■ 88-312  
<[https://library.municode.com/mo/kansas\\_city/code\\_s/zoning\\_and\\_development\\_code?nodeId=ZODECOKAMI\\_300\\_SERIESUSRE\\_88-312AG\\_88-312-01CRAG](https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-312AG_88-312-01CRAG)>
- Agriculture, Urban
- » *Home Garden* ■ 88-312
- » *Community Garden* ■ 88-312
- » *Community Supported Agriculture (CSA)* ■ 88-312

**ACCESSORY SERVICES**

- Wireless Communication Facility
- » *Freestanding* ■ 88-385  
<[https://library.municode.com/mo/kansas\\_city/code\\_s/zoning\\_and\\_development\\_code?nodeId=ZODECOKAMI\\_300\\_SERIESUSRE\\_88-385WICOFA](https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-385WICOFA)>; 88-323
- » *Co-located antenna* ■ 88-385  
<[https://library.municode.com/mo/kansas\\_city/code\\_s/zoning\\_and\\_development\\_code?nodeId=ZODECOKAMI\\_300\\_SERIESUSRE\\_88-385WICOFA](https://library.municode.com/mo/kansas_city/code_s/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-385WICOFA)>

**Section 3. LOT AND BUILDING STANDARDS**

A. **General Standards.** The following Lot and Building Standards apply to all new construction within the overlay district:

**Table 2: LOT & BUILDING STANDARDS**

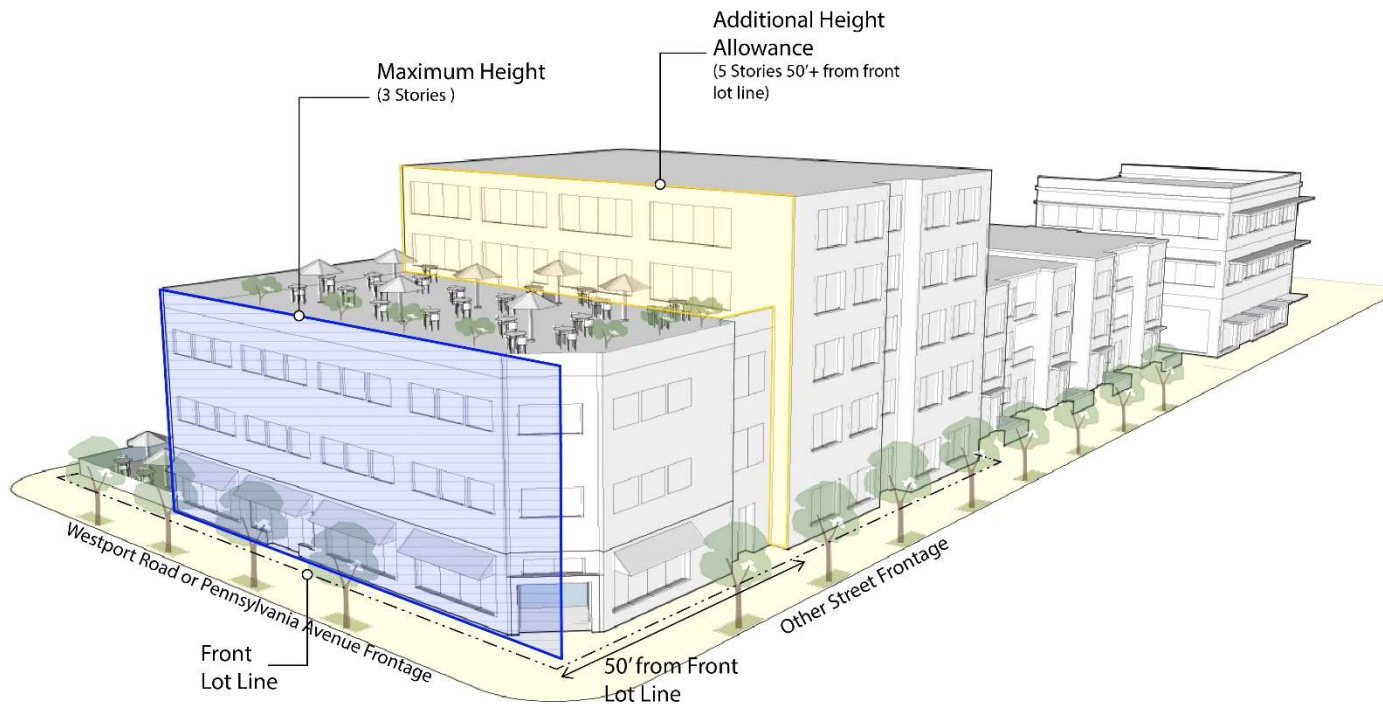
<u>Lot Size &amp; Height [4]</u>	

<b>Maximum Lot Size</b>	2 acres
<b>Maximum Height:</b>	
0-50 feet from the front lot line on both Pennsylvania and Westport Road	3 stories
50+ feet from front lot line on both Pennsylvania Westport Road [3]	5 stories
For lots located on other streets:	5 stories
<i>Frontage &amp; Setbacks</i>	
<b>Minimum Building Frontage on Westport or Pennsylvania Avenue [1]</b>	85%
<b>Maximum Front Yard Setback [1]</b>	0 feet
<b>Maximum Interior Side Setback [1] [2]</b>	Max setback: 10 feet
<b>Maximum Street-side Setback [1]</b>	Max setback: 10 feet
<b>Minimum Rear Yard Setback</b>	0 feet
Abutting a non-residential district	0 feet
Abutting residential district	15 feet
Abutting an alley (any zoning district)	0 feet

[1] Minimum Building Frontage, Front and Side Yard Setbacks may be expanded to accommodate according to Section 5-B. [2] Non-street setbacks shall be as specified by the building code for e. Maximum building height may be altered according to Section 3-C.5. [4] For the purposes of this measured from the highest elevation curb of the abutting street adjacent to the subject property.

**B. Frontage & Setback Exceptions.** The following are exceptions to the frontage and setback limits in Table 2:

1. *All Projections.* Any projections over public rights of way, or any similar area designed for pedestrian circulation, shall be at least 8 feet above the grade, and in no case within 5 feet of any curb for a street, through access drive or other area designed for vehicles. All projections shall receive approval from the appropriate entity prior to installation.
2. *Entry Features.* Primary entry features such as porticos, stoops, or unenclosed porches may extend up to 6 feet into the required front setback. Entry features shall not encroach on any easement, encroachments must ensure a minimum of 10 feet of passable sidewalk width.
3. *Usable Open Space Frontage.* Usable open space along the lot frontage, including patios, courtyards, outdoor recreational areas, and outdoor entertainment venues, shall conform to the site design standards in Section 5-2.
4. *Mechanical Equipment.* Mechanical equipment shall be screened as required by Chapter 88 of the Zoning and Development Code.
5. *Multiple Buildings.* Multiple buildings are allowed on one lot. The buildings shall meet the development requirements found in Chapter 88 of the Zoning and Development Code and receive approval through the proper entitlement.



**C. Height Exceptions.** The following are exceptions to the height limits in Table 2:

1. *Generally.* Building elements integral to the design and construction of the building, such as parapet walls, false mansards, or other design elements essential to a quality appearance of the building may extend up to 6 feet above the roof deck of a flat roof.
2. *Architectural Features.* Architectural features such as chimneys, ornamental towers or spires, and similar accessory features that are less than 20% of the building footprint may extend up to 50% above the actual building height.
3. *Mechanical Equipment.* Functional and mechanical equipment such as elevator bulkheads, cooling towers, smokestacks, roof vents or other equipment may be built up to their necessary height in accordance with building codes. Roof mounted mechanical equipment shall be property screened as required by 88-425-07 of the Zoning and Development Code.
4. *Accessory Structures.* Accessory site structures such as flag poles, monuments, water towers, may have a height limit of 50 feet, but shall be setback a distance of at least 1/3 its height from the property line.
5. *Public Parking Arrangement.* The City may approve a height bonus of up to two additional stories with a maximum height of 5 stories if at least 100 parking spaces or 20% of the parking spaces, whichever is greater is provided subject to an agreement between the Property Owner and the City. Parking is permitted by Special Use Permit subject to the provisions of Section 5-B of this ordinance.

**Section 4. BUILDING COMPOSITION STANDARDS**

**A. Materials.**

1. *Primary Materials.* Materials identified with a “PM” on Table 3 are Primary Materials and allowed on all stories of a structure.
2. *Secondary Materials.* Materials identified with a “SM” on Table 3 are Secondary Materials. Permitted secondary materials shall be used as accent material on the first story and shall not exceed 30% of the first story façade. Permitted secondary materials may be used on the second story and above of a structure or for the required building elements.
2. *Prohibited Materials.* Materials identified with an “-” on Table 3 are expressly prohibited.
3. *Preservation of Materials.* Preservation or restoration of original facade materials is desired in existing structures. Applied ‘faux’ facades or other not permitted non-original materials are not desired.
4. *Determination of Similar Materials.* 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:
  - a. the appearance of the material;
  - b. the durability of the material;
  - c. the method of installing the material;
  - d. the location of the material; and
  - e. relevant information provided by the International Building Code.
5. *Exceptions to Material Limitations for Storefronts.* Wood and metal may encompass more than 30% of a first-floor façade when used in a clearly articulated first-floor storefront system.

**Table 3: ALLOWED ARCHITECTURAL MATERIALS**

<b>Material</b>	<b>Front and Street-side</b>	<b>Side and Rear</b>
Brick	PM	PM
Stone	PM	PM
Cast stone	PM	PM
Façade Glass [2]	SM	PM
Terra cotta	PM	PM
Tile	PM	PM
Concrete		
>> Cast-in-place concrete - smooth	-	SM
>> Cast-in-place concrete - textured	-	SM
>> Pre-cast concrete	-	SM

Stucco	SM	SM
Metal	SM	-
Wood	SM	SM
Fiber cement		
>> Fiber cement panels	-	SM
>> Fiber cement clapboard siding	-	SM
Fiberglass replication	SM	SM
Concrete masonry unit	-	SM
Split faced block	-	SM
Glass block	-	SM
EIFS	-	SM
Electronic/Digital Façade Elements	-	-

[1] For the purposes of this ordinance, Electronic/Digital Façades are defined as an electronic/digitally illuminated square feet, whichever is less. [2] For the purposes of this ordinance, first-floor and upper-floor windows shall have a maximum façade coverage area for secondary materials.

**B. Massing & Façade Composition.**

1. *General Standards.* Table 4 establishes design standards applying to the massing and facade composition of buildings fronting on Westport Road and/or Pennsylvania Avenue in this overlay.

**Table 4: MASSING & FACADE COMPOSITION**

Minimum Entry Spacing [1]	First Story Transparency	Upper Story Transparency	Wall Plane Limits	Blank Wall Limits
1 per 50'	60-90%	15-40%	80 linear feet; and 500s.f. maximum	50 linear feet; and maximum

[1] For corner buildings, any entrance feature located on the corner may count for the first-entry requirement for both sides. The second required entry feature may be located 75 feet from a corner entrance.

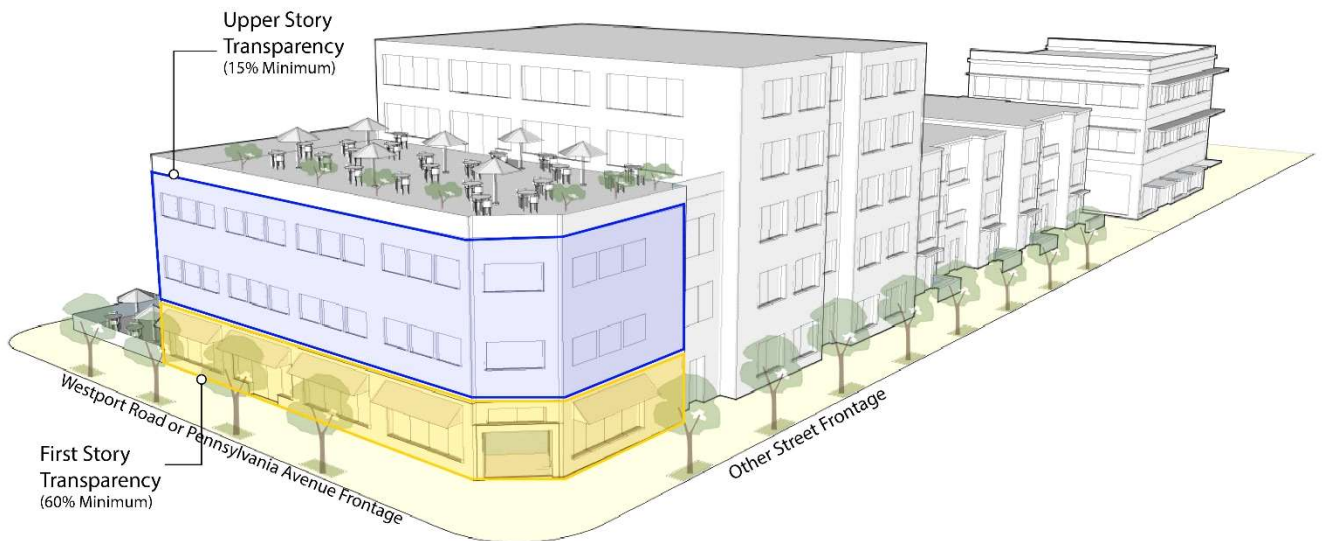
2. *Façade Composition.* Façade composition refers to the use of materials, fenestration and architectural details and ornamentation to add interest and uniqueness to buildings and activate or emphasize certain spaces around a building. In addition to the standards outlined in Table 4, the following must be met:

- a. Blank walls and wall planes shall be broken up clearly with elements that add architectural interest and variety, such as projections, recesses, offsets, windows, painted features, or blank window openings trimmed with frames, sills or lintels.
- b. Façade composition shall establish a base, body and top of building and shall distinguish different structural components with varying material and color.

3. *Entrances.* Entrances shall be clearly defined on all front facades with at least one of the

following elements and be located at intervals specified in Table 4:

- a. A single-story architectural emphasis such as raised parapets or gables, canopies, porticos, overhangs, pediments, or arches;
- b. Transoms and/or display windows that frame and emphasize the entry;
- c. Architectural details such as tile work and moldings, columns, pilasters, or other similar material changes; OR
- d. Integral planters or wing walls associated with a recessed or projecting entry court or plaza that integrates more formal landscape and hardscape designs.



4. *Transparency.* Buildings shall have the percentage of openings specified in Table 4, based on the following:

- a. The transparent façade determined by Table 4 must be comprised of windows between 2 feet and 10 feet above the sidewalk or transparent doors that allow clear views of indoor space or product display areas.
- b. On corner lots, 60% first-floor transparency is required where building facades abut Westport Road.
- c. Facades fronting parkways and boulevards shall comply with the standards set forth in

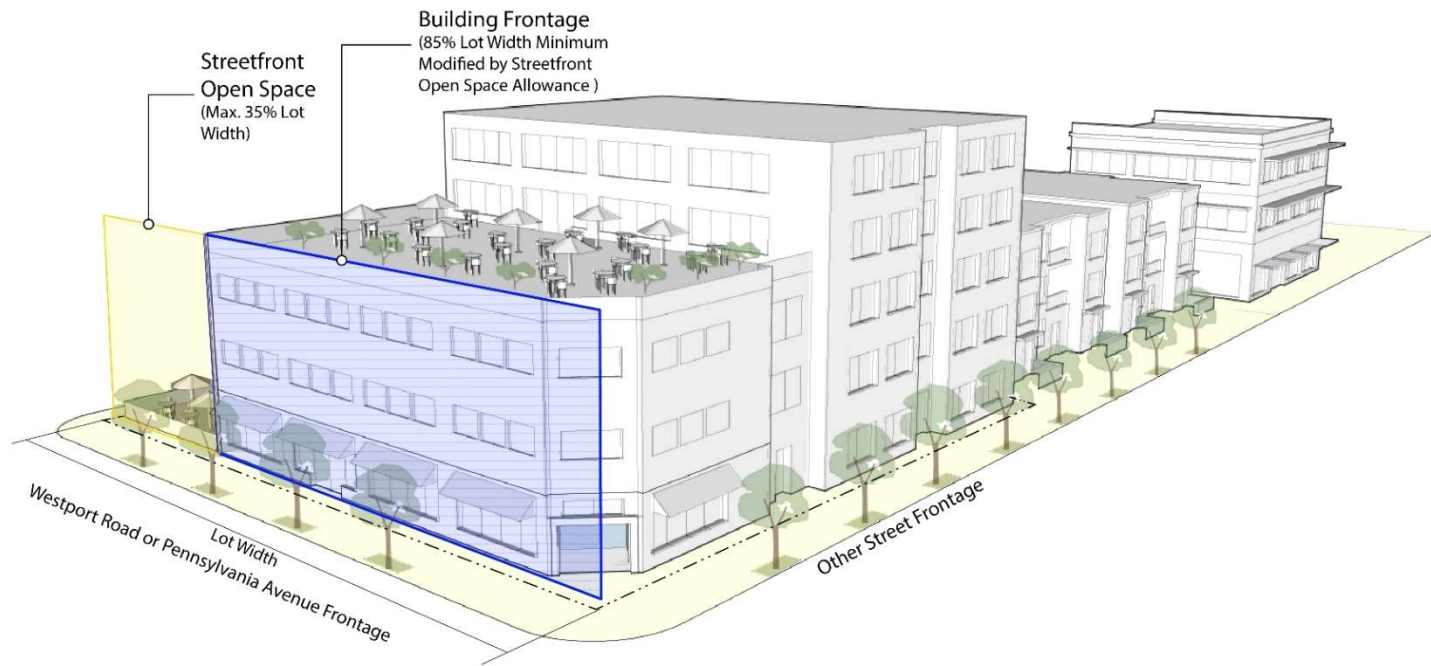
88-323 “Boulevard and Parkway Standards.”

- d. First-floor uses that are solely for residential purposes may reduce their transparency to 40%.
- e. 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.
- f. No existing building shall be altered in such a way that reduces transparency below the required or existing amount.
- i. Illumination of windows, display windows, and primary entrances shall not have any effects of movement, flashing, scintillation, rolling, dissolving, fading or similar effects and shall be in compliance with Section 88-430 of the Zoning and Development Code.

**Section 5. SITE DESIGN STANDARDS**

**A. Building Access.** Primary entrances shall comply with the following standards:

- 1. *Direct Access Required.* Primary entrances shall provide direct public access from the adjacent rights-of-way in compliance with the Pedestrian Standards as stated in 88-450 of the Zoning and Development Code.
- 2. *Corner Lots.* On corner lots, corner entrances are encouraged.



**Figure 4 - Minimum Building Frontage & Usable Open Space.** Buildings fronting Westport Road or Pennsylvania Avenue are required to occupy at least 85% of the lot's width, unless usable open space complying with Section 5-B is included. Usable open space may occupy up to 35% of the lot's width.

**B. Usable Open Spaces.** Building frontage and setbacks in Table 2 may be modified to accommodate usable open space, including patios, courtyards, outdoor recreational areas, and outdoor entertainment venues. Usable open spaces shall conform to the following standards:

1. *Location.* Open space must directly abut the streetscape.
2. *Frontage Extent Allowance.* Open space shall not exceed 35% of the total lot frontage along Westport Road and/or Pennsylvania Avenue.
3. *Size.* Open space shall be at least 15 feet in all directions. Open space shall not exceed 20,000 square feet.
4. *Allowed Uses.* Open space may be used for dining, gathering, recreation, or similar uses. Open space shall not be used for outdoor storage. Outdoor uses shall be accessory to the principal use.
5. *Enclosure.* Open space may be enclosed with a permanent rail or wall constructed of metal, masonry, or wood, not exceeding 36 inches in height. Enclosed usable open spaces may include an entry along the perimeter to accommodate public access of at least 36 inches wide.
6. *Activation.* Usable open space shall be designed as active social space. For the purposes of this ordinance, "Usable Open Space" shall not be interpreted as vehicular use areas such as parking



or loading facilities, landscape areas, or stairways. At a minimum, open space shall be designed to include two of the following elements:

- a. Movable furniture
- b. Interactive art installation
- c. Planters with seasonal or ornamental plantings
- d. Water element such as a fountain
- e. Shade elements

**C. Vehicle Parking Facilities.** Uses in the Westport Overlay are exempt from the parking standards of Section 88-420-06 of the Zoning and Development Code of Kansas City, Missouri. Where the expansion or addition of parking is allowed through special use permit, the following standards apply:

1. *Understated Parking Required.* Parking facilities shall not directly abut Westport Road or Pennsylvania Avenue. Any off-street parking provided must be located behind, within, or under the building, unless determined otherwise by the Planning Director.
2. *Parking Garages.* Where permitted, tenant spaces shall be included on the ground level of parking garage facades fronting on Westport Road or Pennsylvania Avenue.
3. *Access & Circulation.* Access shall be taken from alternative streets or alleys where available. Permitted parking facilities shall not be accessed from Westport Road or Pennsylvania Avenue, except where determined otherwise by the Planning Director.
4. *Parking Maximums.* Where approved through special use permit, no use shall provide more than 20% of minimum required parking in Section 88-420-04 of the Zoning and Development Code. In addition, any parking permitted over 20% shall require mitigating potential impacts of more parking through one or more of the following strategies:
  - a. Provide shared parking for other uses on the block or adjacent blocks.
  - b. Design all parking areas over the minimum as dual-purpose space, such as plazas, playgrounds, event areas for regular use of the space during non-peak times.
  - c. Use alternative surface areas designed to infiltrate stormwater.
  - d. Provide additional buffers and site open spaces to screen parking and provide more active usable outdoor spaces for people in relation to the streetscape, of at least a 10% increase in the open space or buffers and at least a 25% increase in the amount of landscape material required for the parking.

**D. Bicycle Parking Facilities.** Short-term and long-term bicycle parking is required according to [Section 88-420-09](#) [https://library.municode.com/mo/kansas\\_city/codes/zoning\\_and\\_development\\_code?](https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?) of the Zoning and Development Code of Kansas City, Missouri.

**E. Screening, Fencing & Walls.**

1. *Mechanical/Utility Equipment.* In addition to Section 88-425-08 of the Zoning and Development Code of Kansas City, Missouri, 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 10 feet from Westport Road or Pennsylvania Avenue.
  - b. Dumpsters shall not be visible from the public right-of-way.
  - c. Access for dumpsters and mechanical/utility equipment may be shared with any access for required parking.
2. *Fencing & Walls.* Fencing and walls within the overlay district shall comply with the following standards:
  - a. No fence over 72 inches shall be erected on any lot.
  - b. Per the Boulevard and Parkway Standards in Section 88-323, fencing on a boulevard must be of steel, iron, concrete, stone, or brick.
  - c. Barbed-wire, razor wire, metal sheeting, wood picket, stockade, chain link fencing, or similar materials are prohibited fencing materials in the Overlay District.
  - d. Within 20 feet of the Westport Road or Pennsylvania Avenue right-of-way lines:
    - i. Fencing shall meet or exceed 80 percent transparency.
    - ii. The finished side of the fence or wall shall face the adjacent property or the street.
    - iii. Fences used to enclose a vehicular use area shall be at minimum 36 inches in height, made of decorative wrought iron or other metal picket, and located within the required perimeter landscape buffer.
    - iv. Freestanding walls shall not exceed 36 inches in height. Fencing or a combination of fencing and a freestanding wall shall not exceed 72 inches in height.
    - v. Retaining walls adjacent to Westport Road or Pennsylvania Avenue shall not exceed 48 inches in height.
    - vi. Freestanding and retaining walls shall be constructed of brick, pre-cast concrete, cast-in-place concrete-textured, stone or cast stone.

Section 6. SIGNS

A. Sign Types & Allowances. All signage must receive approval of a sign permit, and shall comply with the following standards:

TABLE 5: Sign Types & Allowances		
Sign Type [1]	Number	Size
Wall Signs	1 sign per tenant with exterior exposure (multi-tenant building) - otherwise 3 signs maximum	35% of façade area maximum
Awning or Canopy Signs	As allowed by Code	30s.f. maximum
Marquee Signs	1 per tenant	24s.f. per face
Projecting Signs	1 per tenant [2]	30s.f. maximum
Monument Signs	Prohibited, unless compliant with Section 6-B	
<p><i>[1] All signs located on ground level shall be indirectly or halo lit. Signs on the second story and above may be internally lit, indirectly or halo lit. Sign lighting shall not exceed 1-foot candle onto the public rights-of-way as measured from the property line. [2] Multi-tenant buildings may combine projecting sign allowances into a single, multi-tenant sign. Multi-tenant projecting signs may not exceed the size maximum of 30s.f.</i></p>		

**B. Monument Signs.**

1. Monument signs are prohibited, unless on a lot with a minimum of 100 feet of frontage and applies with at least one of the following criteria:
  - a. The lot is developed with an existing principal structure and is setback at least 30 feet from the property line adjacent to Westport Road;
  - b. The lot has an existing pole sign. The pole sign may be replaced with a monument sign;
  - c. The sign is attached to or incorporated into a freestanding wall or retaining wall.
  - d. The site is an official local or national historic landmark or a contributing building within an official local or national historic district.
  - e. When attached to a wall or fence, Monument signs shall not project more than 3 inches from the face of the wall or fence.
  
2. When allowed, one monument sign is permitted per street frontage. When allowed Monument signs must meet the following standards:
  - a. Shall not exceed 20 square feet in area and 4 feet in height.
  - b. Monument signs shall be set upon a solid base of material and constructed of primary

materials matching the principal building.

- c. Sign material shall consist of pin-mounted channel letters, die cut graphics, and/or engraved text.
- d. The area surrounding the monument sign shall be landscaped.
- e. Monument signs shall be setback in accordance with one of the following standards:
  - i. On interior lots, monument signs shall be set back a minimum of 5 feet from the property line.
  - ii. On corner lots, monument signs shall be set back a minimum of 10 feet from property line.
  - iii. When attached to a wall or fence, signs shall not extend above the top of the wall or fence.

**C. Projecting Signs.** Projecting signs shall comply with the standards as listed in Chapter 88-445-08-E of the Zoning and Development Code.

**D. Wall Signs.** Wall signs shall be permanently attached to the building and parallel to its surface, and shall comply with the following:

- 1. Wall signs shall be die cut and/or channel letter signs.
- 2. Signs located on the ground level of the building shall be pin-mounted.
- 3. Raceway-mounted channel letter signs are allowed on the second story and above. Raceways shall be painted or designed to match the material on which the sign is affixed.
- 4. Hand-painted wall signs are subject to administrative approval by the director of City Planning and Development. On the front or street-side façade of a building, hand-painted signs may not exceed 10 percent of the wall area and count as one wall sign per 10a. Hand-painted signage located on a non-street side façade shall not exceed 50 percent of the façade area and shall be the only sign on that facade.

**E. Incidental Signs.** Incidental signs are permitted in the district, according to the standards of Chapter 88-445-08-G.

**F. Roof Signs.** Supporting structure for a roof sign must comply with all applicable engineering and code requirements. Roof signs shall be die cut and/or channel letter signs. Supporting structures must consist of the fewest number of supporting members without embellishments. Roof signs are permitted on buildings if the top of the highest portion of the roof is at least 30 feet above grade. The maximum horizontal dimension of a roof sign may not exceed 50 percent of the width of the wall it most closely parallels or 20 feet, whichever is less. The maximum height of a roof sign and its supporting structure may not exceed 6 feet, measured from the elevation of top of the highest parapet to the top of the sign. Roof signs shall not be constructed of wood.

**G. Historical Signs.** Historical wall signs, hand-painted signs, neon 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 25 years from the date of application. Historical signs may be removed and reinstalled for restoration. Historical signs may be replicated if the new sign is the same size and material. Retention of historical signs must receive approval by the director of City Planning and Development. In no case shall a pylon sign be considered a historical sign.

**H. Neon & Electronic Signage.** Animated neon signs may be permitted with administrative approval of the director of City Planning and Development. Electronic, digital, and/or motorized signs, and outdoor advertising signs are prohibited within the district.

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

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Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney