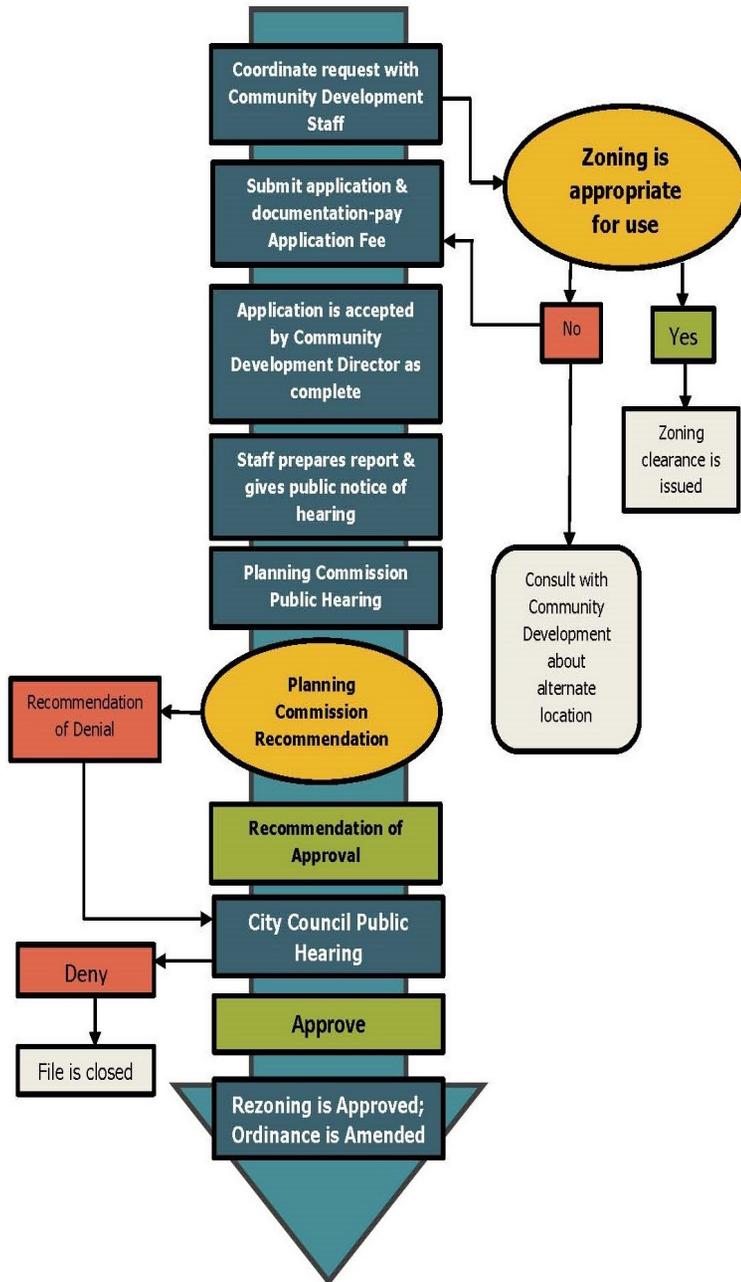


Understanding the Zoning Clearance Process



NORTH KANSAS CITY ZONING GUIDE

A guide to understanding zoning in North Kansas City

NORTH
 KANSAS CITY
Virtually Urban. Supremely Suburban.

Other available brochures:

Certificate of Occupancy · Business Resource Guide · Building permits

2010 Howell Street · North Kansas City, MO 64116



What is zoning?

Zoning is the division of land into various zones within which various uses are permitted. Zoning districts are created to keep compatible uses together. Not all uses are suited for all zoning districts.

The Purpose of the North Kansas City Zoning Code

1. Promoting the public health, safety, comfort, morals, convenience and general welfare;
2. Securing adequate light, pure air and safety from fire and other dangers; and
3. Conserving the taxable value of land and buildings throughout the city.

Zoning Applications

Site Plan Review

- The purpose of requiring site plan review is to ensure that proposed development conforms with these regulations and proposes a compatible arrangement of buildings, off-street parking, lighting, signage, landscaping, vehicle and pedestrian circulation, site drainage and open spaces.

Conditional Use permits

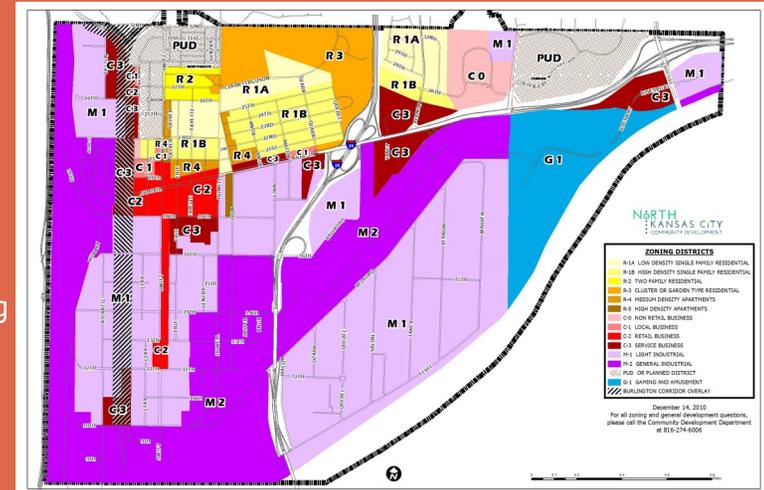
- Conditional uses are those uses which generally are compatible with the permitted land uses in a given zoning district, which require individual review of their location, design and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district, as specified in a conditional use permit.

Variances

- The board of zoning adjustment may authorize a variance from the strict application of these regulations where, owing to special conditions, a literal enforcement of these provisions will, in an individual case, result in practical difficulties or unnecessary hardship.

Zoning Amendments

It may be necessary or advisable, from time to time, to amend the zoning classification of property as indicated on the zoning district



Abbreviated Designation Zoning District Name

R-1A	LOW DENSITY SINGLE FAMILY RESIDENTIAL
R-1B	HIGH DENSITY SINGLE FAMILY RESIDENTIAL
R-2	TWO FAMILY RESIDENTIAL
R-3	CLUSTER OR GARDEN TYPE RESIDENTIAL
R-4	MEDIUM DENSITY APARTMENTS
R-5	HIGH DENSITY APARTMENTS
C-0	NON RETAIL BUSINESS
C-1	LOCAL BUSINESS
C-2	RETAIL BUSINESS
C-3	SERVICE BUSINESS
M-1	LIGHT INDUSTRIAL
M-2	GENERAL INDUSTRIAL
PUD	PLANNED UNIT DEVELOPMENT
G-1	GAMING & AMUSEMENT
	BURLINGTON CORRIDOR OVERLAY DISTRICT

For more information please contact North Kansas City at 816.274.6006.