

ARTICLE 4. ZONING DISTRICTS

DIVISION I. RESERVED

Secs. 4.010—4.040. Reserved.

DIVISION II. DESCRIPTION OF ZONING DISTRICTS

Sec. 4.050. Zoning districts listed.

For the purpose of regulating and restricting the use of land, or the use of buildings and structures including the erection, construction, reconstruction and alterations of buildings and structures in the City, all land within the City is hereby divided into one of the following districts pursuant to RSMo 89:

- AG Agricultural District;
- RDR Rural Density Residential;
- RLL Residential Large Lot;
- R-1 Single-Family Residential District;
- RP-1 Planned Single-Family Residential District;
- RP-2 Planned Two-Family Residential District;
- RP-3 Planned Residential Mixed Use District;
- RP-4 Planned Apartment Residential District;
- PRO Planned Residential Office District;
- NFO Neighborhood Fringe Office District;
- TNZ Transitional Neighborhood Zone;
- PO Planned Office District;
- CP-1 Planned Neighborhood Commercial District;
- CP-2 Planned Community Commercial District;
- CBD Planned Central Business District;
- CS Planned Commercial Services District;
- PI Planned Industrial District;
- AZ Airport Zone;
- PMIX Planned Mixed Use District.

Sec. 4.060. AG Agricultural District.

- A. Statement of intent and purpose. The AG Agricultural District is established to provide areas for restricted agricultural uses, very-low-density residential development and to serve as a "holding zone" to prevent the premature development of large land acreage. The AG District is also established to reduce the impact of urban development on rural areas located outside the sanitary sewer service area. It is also intended to conserve rural character, reduce the demand for urban services, and reduce service delivery costs for local government.
- B. Uses. Permitted principal and accessory uses, uses permitted as of right but with conditions, and special uses are contained in Table 6-1 in Article 6, Division I.
- C. Height and area regulations.
 - 1. Density, lot size, and lot width: (See Table 6-2 in Article 6, Division I.)
 - 2. Setbacks requirements, including minimum front yard, side yard and rear yard standards: (See Table 6-3 in Article 6, Division I.)
 - 3. Height requirements: (See Table 6-4 in Article 6, Division I.)
 - 4. Exception to the maximum height requirements is contained in Section 6.050.
 - 5. ~~Two residential dwelling units, under the same ownership (Table 6-2 in Article 6, Division I), per ten acres is allowed in the AG District.~~
- D. Performance and design standards.
 - 1. Design standards are applicable to development in this district: (See Article 7.)
 - 2. Parking regulations: (See Article 8, Division II.)
 - 3. Sign regulations: (See Article 9.)
 - 4. Landscaping, buffering and tree protection: (See Article 8, Division III.)

Sec. 4.070. RDR Rural Density Residential.

- A. Statement of intent and purpose. The RDR Rural Density Residential District is established to provide rural density single-family detached residential development on one acre minimum lot sizes. The RDR density supports the Lee's Summit Comprehensive Plan by providing multiple housing types and varied lot sizes. An RDR subdivision with lot sizes of three acres or less intended to be serviced by a publicly-provided sanitary sewer system.
- B. Uses. Permitted principal and accessory uses, uses permitted as of right but with conditions, and special uses are contained in Table 6-1 in Article 6, Division I.
- C. Height and area regulations.
 - 1. Density, lot size, and lot width: (See Table 6-2 in Article 6, Division I.)
 - 2. Setback requirements, including minimum front yard, side yard and rear yard standards: (See Table 6-3 in Article 6, Division I.)
 - 3. Height requirements: (See Table 6-4 in Article 6, Division I.)
 - 4. Exception to the maximum height requirements is contained in Section 4.3510.
 - 5. ~~One residential unit per acre is allowed in the RDR District.~~

D. Performance and design standards.

1. Design standards are applicable to development in this district: (See Article 7.)
2. Parking regulations: (See Article 8, Division II.)
3. Sign regulations: (See Article 9.)
4. Landscaping, buffering and tree protection: (See Article 8, Division III.)

Sec. 4.080. RLL Residential Large Lot.

- A. Statement of intent and purpose. The RLL Residential Large Lot District is established to provide for the maintenance of existing large lot residential subdivisions and for the creation of new large lot single-family detached residential subdivision developments on one-half acre minimum lot sizes. The RLL residential density supports the Lee's Summit Comprehensive Plan by providing multiple housing types and varied lot sizes. RLL subdivisions of less than three acre minimum lot sizes are required to be serviced by a publicly-provided sanitary sewer system. Three acres and larger sized lots may utilize septic systems provided they receive the necessary approvals from the county.
- B. Uses. Permitted principal and accessory uses, uses permitted as of right but with conditions, and special uses are contained in Table 6-1 in Article 6, Division I.
- C. Height and area regulations.
1. Density, lot size, and lot width: (See Table 6-2 in Article 6, Division I.)
 2. Setback requirements, including minimum front yard, side yard and rear yard standards: (See Table 6-3 in Article 6, Division I.)
 3. Height requirements: (See Table 6-4 in Article 6, Division I.)
 4. Exception to the maximum height requirements is contained in Section 6.050.
 5. ~~One-half acre is required per lot.~~
- D. Performance and design standards.
1. Design standards are not applicable to development in this district.
 2. Parking regulations: (See Article 8, Division II.)
 3. Sign regulations: (See Article 9.)
 4. Landscaping, buffering and tree protection: (See Article 8, Division III.)

Sec. 4.090. R-1 Single-Family Residential District.

- A. Statement of intent and purpose. The R-1 Single-Family Residential District is established to provide low-density, single-family detached residential development. The R-1 density supports the goal of the Lee's Summit Comprehensive Plan in providing single-family densities at a maximum of four units per gross acre in close proximity to existing urban development. This district is designed for areas served by publicly-provided sanitary sewer.
- B. Uses. Permitted principal and accessory uses, uses permitted as of right but with conditions, and special uses are contained in Table 6-1 in Article 6, Division I.
- C. Height and area regulations.
1. Density, lot size, and lot width: (See Table 6-2 in Article 6, Division I.)

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2. Setback requirements, including minimum front yard, side yard and rear yard standards: (See Table 6-3 in Article 6, Division I.)
 3. Height requirements: (See Table 6-4 in Article 6, Division I.)
 4. Exception to the maximum height requirements is contained in Section 6.050.
 5. ~~Four residential units per one acre is allowed in the R-1 District.~~
- D. Performance and design standards.
1. Design standards are applicable to development in this district: (See Article 7.)
 2. Parking regulations: (See Article 8, Division II.)
 3. Sign regulations: (See Article 9.)
 4. Landscaping, buffering and tree protection: (See Article 8, Division III.)

Sec. 4.100. RP-1 Planned Single-Family Residential District.

- A. Statement of intent and purpose. The RP-1 Planned Single-Family Residential District is established to provide single-family detached dwellings at higher densities than R-1 will allow by providing more useable open space or specific amenities to be provided as a trade-off. The RP-1 District is intended to promote variations to the standard single-family environment i.e., patio homes, cluster homes and zero lot line placement all in keeping with the detached dwelling environment through the establishment of more common use green/open areas. (See Subsection C.6. below.)
- B. Uses. Permitted principal and accessory uses, uses permitted as of right but with conditions, and special uses are contained in Table 6-1 in Article 6, Division I.
- C. Height and area regulations.
1. Density, lot size, and lot width: (See Table 6-2 in Article 6, Division I.)
 2. Setback requirements, including minimum front yard, side yard and rear yard standards: (See Table 6-3 in Article 6, Division I.)
 3. Height requirements: (See Table 6-4 in Article 6, Division I.)
 4. Exception to the maximum height requirements is contained in Section 6.050.
 5. Six detached residential dwelling units per one acre is allowed in the RP-1 District.
 6. The RP-1 District, provides the option for reducing required minimum lots sizes while maintaining overall densities through utilization of the "residential cluster option". The "cluster option" allows a developer to cluster residential development into a more compact area, in exchange for providing greater open space and protection of environmentally sensitive areas such as flood plains and animal habitats. With reduction of lot sizes, the "cluster option" also permits savings in road and utility costs to a developer. ~~See Article 8, Division I, Design Standards for specific "cluster option" standards.~~ To be considered for the cluster option, the development proposal:
 - a. shall include a minimum of five (5) acres in size for the overall development; and,
 - b. shall preserve a minimum of 30% open space. Existing natural features such as wooded area, tree groves, or streams will be included in the preserved open space area or areas. Open space areas will be distributed throughout the development area when possible; and,
 - c. shall include pedestrian connectivity with the incorporation of connecting trails, sidewalks, or walking paths that connect either to a perimeter sidewalk or open space area within the development.

D. Performance and design standards.

1. Design standards are applicable to development in this district. (See Article 8, Division I.)
2. Parking regulations: (See Article 8, Division II.)
3. Sign regulations: (See Article 9.)
4. Landscaping, buffering and tree protection: (See Article 8, Division III.)

Sec. 4.110. RP-2 Planned Two-Family Residential District.

A. Statement of intent and purpose. The RP-2 Planned Two-Family Residential District is established to provide opportunities for a moderate-density mix of single-family and duplex residential development at a maximum density of seven and one-half units per gross acre. This district is designed for areas served by publicly-provided sanitary sewer.

B. Uses. Permitted principal and accessory uses, uses permitted as of right but with conditions, and special uses are contained in Table 6-1 in Article 6, Division I.

C. Height and area regulations.

1. Density, lot size, and lot width: (See Table 6-2 in Article 6, Division I.)
2. Setback requirements, including minimum front yard, side yard and rear yard standards: (See Table 6-3 in Article 6, Division I.)
3. Height requirements: (See Table 6-4 in Article 6, Division I.)
4. Exception to the maximum height requirements is contained in Section 6.050.
5. ~~Seven and one-half residential units per one acre is allowed in the RP-2 District.~~
6. In the RP-2 District, an option for reducing required minimum lots sizes while maintaining overall densities is provided through utilization of the "residential cluster option." The "cluster option" allows a developer to cluster residential development into a more compact area, in exchange for providing greater open space and protection of environmentally sensitive areas such as flood plains and animal habitats. With reduction of lot sizes, the "cluster option" also permits savings in road and utility costs to a developer. ~~See Article 8, Division I, Design Standards, for specific "cluster option" standards. To be considered for the cluster option, the development proposal:~~
 - a. ~~shall include a minimum of five (5) acres in size for the overall development; and,~~
 - b. ~~shall preserve a minimum of 30% open space. Existing natural features such as wooded area, tree groves, or streams will be included in the preserved open space area or areas. Open space areas will be distributed throughout the development area when possible; and,~~
 - c. ~~shall include pedestrian connectivity with the incorporation of connecting trails, sidewalks, or walking paths that connect either to a perimeter sidewalk or open space area within the development.~~

D. Performance and design standards.

1. Design standards are applicable to development in this district: (See Article 8, Division I.)
2. Parking regulations: (See Article 8, Division II.)
3. Sign regulations: (See Article 9.)
4. Landscaping, buffering and tree protection: (See Article 8, Division III.)

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5. The architectural features of the two-family (duplex) units are required to blend harmoniously with traditional detached single-family development.

Sec. 4.120. RP-3 Planned Residential Mixed Use District.

- A. Statement of intent and purpose. The RP-3 Planned Residential Mixed Use District is established to provide opportunities for medium-density mixed residential use development at a maximum of ten units per gross acre. The RP-3 District provides for a mix of one-, two-, three- and four-family attached and detached dwelling units. While providing for a wide range of dwelling types the RP-3 district may also be appropriate in large scale mixed use developments or as a residential re-use option in obsolete commercial or office centers. This district is designed for areas served by publicly provided sanitary sewer.
- B. Uses. Permitted principal and accessory uses, uses permitted as of right but with conditions, and special uses are contained in Table 6-1 in Article 6, Division I.
- C. Height and area regulations.
 1. Density, lot size, and lot width: (See Table 6-2 in Article 6, Division I.)
 2. Setback requirements, including minimum front yard, side yard and rear yard standards: (See Table 6-3 in Article 6, Division I.)
 3. Height requirements: (See Table 6-4 in Article 6, Division I.)
 4. Exception to the maximum height requirements is contained in Section 6.050.
 5. ~~Ten residential units per one acre is allowed in the RP-3 District.~~
 6. In the RP-3 District, an option for reducing required minimum lots sizes while maintaining overall densities is provided through utilization of the "residential cluster option." The "cluster option" allows a developer to cluster residential development into a more compact area, in exchange for providing greater open space and protection of environmentally sensitive areas such as flood plains and animal habitats. With reduction of lot sizes, the "cluster option" also permits savings in road and utility costs to a developer. To be considered for the cluster option, the development proposal:
 - a. shall include a minimum of five (5) acres in size for the overall development; and,
 - b. shall preserve a minimum of 30% open space. Existing natural features such as wooded area, tree groves, or streams will be included in the preserved open space area or areas. Open space areas will be distributed throughout the development area when possible; and,
 - c. shall include pedestrian connectivity with the incorporation of connecting trails, sidewalks, or walking paths that connect either to a perimeter sidewalk or open space area within the development.
- D. Performance and design standards.
 1. Design standards are applicable to development in this district: (See Article 8, Division I.)
 2. Parking regulations: (See Article 8, Division II.)
 3. Sign regulations: (See Article 9.)
 4. Landscaping, buffering and tree protection: (See Article 8, Division III.)

Sec. 4.130. RP-4 Planned Apartment Residential District.

- A. Statement of intent and purpose. The RP-4 Planned Apartment Residential District is established to provide opportunities for medium/high-density residential development ~~at a maximum density of 12 units per gross acre.~~ The RP-4 District also provides for a mix of multi-family attached dwelling units and/or apartments. This district is designed for areas served by publicly provided sanitary sewer.
- B. Uses. Permitted principal and accessory uses, uses permitted as of right but with conditions, and special uses are contained in Table 6-1 in Article 6, Division I.
- C. Height and area regulations.
 - 1. Density, lot size, and lot width: (See Table 6-2 in Article 6, Division I.)
 - 2. Setback requirements, including minimum front yard, side yard and rear yard standards: (See Table 6-3 in Article 6, Division I.)
 - 3. Height requirements: (See Table 6-4 in Article 6, Division I.)
 - 4. Exception to the maximum height requirements is contained in Section 6.050.
 - 5. ~~Varied densities are applicable in the RP-4 District, however a maximum apartment density shall not exceed 12 residential units per one acre.~~
- D. Performance and design standards.
 - 1. Design standards are applicable to development in this district: (See Article 8, Division I.)
 - 2. Parking regulations: (See Article 8, Division II.)
 - 3. Sign regulations: (See Article 9.)
 - 4. Landscaping, buffering and tree protection: (See Article 8, Division III.)
 - 5. In the RP-4 District, a mix of duplexes, triplexes, quadplexes, townhouses and/or apartments is considered appropriate, if effectively sited, landscaped, and buffered and adequate provisions for access and open space are made. Complementary architectural features should be a key element in seamlessly blending the mix of residential uses and densities.