

City of Harrisonville, MO
Sunday, November 10, 2019

Chapter 405. Zoning Regulations

ARTICLE XIII. "CBD-1" Downtown Core Business District

Section 405.275. Permitted Uses.

[Ord. No. 1825, 5-13-1991; Ord. No. 3153 §1, 11-1-2010]

- A. In District "CBD-1", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one (1) or more of the following uses:
1. Office buildings to be used only for the administrative functions of companies, corporations, social or philanthropic organizations or societies.
 2. Other offices limited to the following:
 - a. Accountants.
 - b. Architects and planners.
 - c. Brokers and accountants.
 - d. Engineers and surveyors.
 - e. Dentists.
 - f. Lawyers.
 - g. Physicians, osteopaths, chiropractors.
 - h. Real estate and insurance.
 3. Clinics, laboratories and other treatment and diagnostic facilities for the medical arts for humans only, including dental clinics.
 4. Radio and television studios.
 5. Shops and stores for sale at retail of foods and non-alcoholic beverages for human consumption; soft goods such as clothing and shoes, drugs and cosmetics; furniture and appliances; printed materials; notions; hardware and paint; kitchenware; toys and sporting goods; jewelry, gifts and novelties; flowers, tobacco products, photographic equipment, antiques, artist and hobby supplies; music supplies and medical supplies; bicycles and video tape rentals.
 6. Services such as professional offices, banks and savings and loan associations, insurance, barber and beauty shops, schools, optical shops, seamstress and tailoring, dry cleaning and laundry stores including coin-operated, eating establishments, interior decorator, photographer, shoe repairs, clinics, small appliance repairs, convenience stores that do not

dispense petroleum products, hotels and motels, investigative and protective services, medical and dental laboratory services.

7. Offices of all types, including post offices, public or privately owned utilities offices.
8. Buildings and structures for use as outpatient facilities for the treatment of alcohol and other drug abuse if a special use permit is granted under the authority of this Chapter.
9. Building and structures for use as residential facilities for the treatment of alcohol and other drug abuse if a special use permit is granted under the authority of this Chapter.
10. Dwelling units located on the second story or above of structures with a permitted use as allowed in Subsections (1) through (7) above.

Section 405.280. Performance Standards.

[Ord. No. 1825, 5-13-1991]

A. The following standards shall not be exceeded by any use in this district:

1. No wholesale sales shall be conducted.
2. No merchandise or equipment shall be stored or displayed outside a building.
3. All products shall be sold and all services rendered inside a building, except that banks and saving-and-loan establishments may have drive-in or walk-up service. A properly zoned and licensed food or beverage service establishment may temporarily utilize public sidewalks immediately adjacent to its establishment for outdoor dining purposes contingent upon compliance with City policy and ordinances.
[Ord. No. 3284 §1, 10-20-2014]
4. No noise, smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside a building and no dust, fly ash or gas that is toxic, caustic or obviously injurious to humans or property shall be produced.
5. Alcoholic beverages may be sold for consumption in conjunction with eating establishments.
6. Assembly of products to be sold only for retail on the premises.
7. Broadcasting equipment (towers, satellite dishes, etc.) shall be permitted but shall not exceed the height restrictions of this district.

Section 405.285. Height and Area Regulations.

[Ord. No. 1825, 5-13-1991]

A. In District "CBD-1", the height of buildings, the minimum dimensions of lots and yards and the minimum lot area per family permitted upon any lot shall be as follows:

1. *Height.* Buildings or structures shall not exceed three (3) stories in height, except that in a District "CBDP-1" buildings and structures shall not exceed twelve (12) stories in height.
2. *Front yards.* No front yard is required.
3. *Side yards.* No side yard is required except that where a side line of a lot in this district abuts the side line of a lot in a District "R-1" to "C-O" inclusive, a side yard shall then be provided the same as required in the district it abuts.

4. *Rear yards.* No rear yard is required except that where a rear line of a lot in this district abuts upon land in a District "R-1" to "C-O" inclusive, a rear yard of not less than twenty-five (25) feet shall then be provided in this district.

Section 405.290. Parking Regulations.

[Ord. No. 1825, 5-13-1991]

No off-street parking is required in this district.