



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-33 An Ordinance of the City Council of the City of Republic, Missouri, Amending the Municipal Code of the City of Republic, Missouri, by Amending Title IV, Land Use, Chapter 405, Zoning Regulations, Article III, Zoning Districts – Use and Regulations, and Article VIII, Special Use Regulations.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: April 20, 2021

Issue Statement

Consideration to approve Amendments to Sections 405.160 General Commercial (C-2) District Regulations and Article VIII Special Use Regulations.

Discussion and/or Analysis

The City of Republic is requesting Amendments to Sections 405.160 General Commercial (C-2) District Regulations and Article VIII Special Use Regulations to provide additional clarity to the language of the Zoning Ordinance and to facilitate positive economic growth in the City of Republic:

Section 405.160 General Commercial (C-2) District Regulations:

Permitted Uses:

- **Removed:** Boat, vehicle or self-storage facilities

Article VIII Special Use Regulations:

Section 405.670 Generally: Buildings and land uses permitted by a Special Use Permit must conform to the following criteria and ensure the building or use in the proposed location:

- Will not endanger the public's health or safety;
- Will be in conformity with the Comprehensive Plan and other plans adopted by City Council;
- Will be in harmony with the area in which it is located.

Section 405.675 Uses Permitted:

- **Added:** General language clarifications
- **Added:** Greenhouses/Plant Nurseries clarification regarding permitted activities
- **Added:** Group Daycare Homes clarification regarding location in Single-Family Residential Zoning Districts
- **Removed:** Examples of uses



- **Added:** Temporary Vendor Sites, clarified language regarding types and duration of events
- **Added:** Permanent Vendor Sites
- **Added:** Veterinary Facilities, added the Agricultural (AG) and General Commercial (C-3) Zoning Districts as appropriate locations
- **Removed:** Temporary land uses associated with public improvements projects
- **Added:** Boat, vehicle, and self-storage facilities in a C-2, C-3, M-1, or M-2 Zoning District

Recommended Action

Staff recommends the approval of the referenced Amendments.