



## AGENDA ITEM ANALYSIS

Project/Issue Name: 21-13 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 I, In General, and Article III, Zoning Districts – Use and Regulations, Regarding Definitions and C-1 and C-2 Zoning.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: April 6, 2021

### Issue Statement

Consideration to approve Amendments to Sections 405.020 Definitions, 405.150 C-1 Local Commercial District Regulations, and C-2 General Commercial District Regulations

### Discussion and/or Analysis

The City of Republic is requesting Amendments to Sections 405.020 Definitions, 405.150 C-1 Local Commercial District Regulations, and C-2 General Commercial District Regulations to provide additional clarity to the language of the Zoning Ordinance and to facilitate growth in the City of Republic:

#### Section 405.020 Definitions:

##### Added Definitions:

- **Convenience Store:** Any building or structure used for the dispensing, sale or offering for sale at retail of any automobile fuels, which may include retail sales, not to include any type of automobile related service or repair.
- **Pergola:** An outdoor accessory structure consisting of vertical posts or pillars and supporting cross-beams and without walls, forming a shaded walkway, passageway, or sitting area, not attached to another structure.

##### Revised Definitions:

- **Filling Station:** Any building, structure or land used for the dispensing, sale or offering for sale at retail of any automobile fuels, ~~for~~ The sale of oils or accessories, including lubrication of automobiles and replacement ~~or and~~ and installation of minor parts and accessories, ~~but not~~ including major repair work such as motor replacement, body and fender repair or ~~spray~~ painting.
- **Perimeter Landscaping:** A ~~five (5)~~ six (6) foot greenspace strip which surrounds the entire ~~property premise~~, not including where a landscaped street buffer is required.



- **Premise:** Any ~~tract of~~ land, consisting of one (1) or more lots or tracts of land, under single or multiple ownership, which operates as a functional unit. When developed, a premise shall also possess one (1) or more of the following criteria:
  1. Shared parking.
  2. Common management.
  3. Common identification.
  4. Common access.
  5. Shared circulation.

#### **Section 405.150 C-1 Local Commercial District Regulations:**

- **Section 405.150.B.6:** Convenience store, ~~filling stations.~~
  - Removed Filling Stations as a Permitted Use; an Amendment to the C-2 District Regulations is proposing Filling Stations as a Permitted Use
- **Section 405.150.B.16:** Residential uses provided such uses are located above the first floor or behind non-residential uses in a single attached mixed-use building, so as to create a continuous non-residential facade, on the first-floor level along all street frontages.
  - Clarified residential uses are to be located only in a Mixed-Use Building
- **Section 405.150.B.20:** Veterinarian, dog grooming, boarding, pet daycare, or similar place of animal care, provided that only treatment or care be given to animals kept within the building ~~or office.~~ No outside cages, kennels, fences, equipment, materials, or accessories to the business shall be stored outside or used on the premises etc. associated with livestock or other large animals shall be stored on the premises.
  - Added pet daycare.
  - Clarified the use only allows for utilizing a building and does not include any exterior uses related to the treatment or care of animals.
    - Article VIII Special Use Regulations allows for Veterinarian and similar animal care facilities to obtain a Special Use Permit in the C-2 and M Zoning Districts, which could include utilizing outside areas for the business.

#### **Section 405.160 C-2 General Commercial District Regulations:**

- **Section 405.160.B.23: Filling Stations.**
  - Added Filling Stations as a Permitted Use

#### **Recommended Action**

Staff recommends the approval of the referenced Amendments.