

# Prospect Corridor

Special Character Overlay District



## **TABLE OF CONTENTS**

Section 1. <b>INTRODUCTION</b>	PG 3
Section 2. <b>ZONES &amp; DESCRIPTIONS</b>	PG 5
Section 3. <b>ALLOWED USES</b>	PG 10
Section 4. <b>DEVELOPMENT STANDARDS</b>	PG 16
Section 5. <b>BUILDING COMPOSITION STANDARDS</b>	PG 20
Section 6. <b>SIGNS</b>	PG 24

## Section 1. INTRODUCTION

**A. Purpose & Intent.** The following regulations create land use, development, and site design standards that promote the recommendations of the ProspectUS Transit-Oriented Development Implementation Plan. The Prospect Corridor Overlay aims to provide a cohesive, transit-supportive development pattern along Prospect Avenue, the highest utilized transit corridor in Kansas City. This overlay generally extends along Prospect Avenue between 75<sup>th</sup> Street to the south and 12<sup>th</sup> Street to the north, and along 12<sup>th</sup> Street between Prospect Avenue to the east and Charlotte to the west (Figure 1) The intent of the overlay district is to:

1. Encourage equitable transit-oriented development (“eTOD”) along the Prospect MAX transit corridor, providing for a diverse range of uses that complement transit services.
2. Promote incremental development which allows various contexts to evolve over time, while ensuring that future development is compatible with the surrounding context.
3. Establish subdistricts which align with Kansas City’s adopted Transit-Oriented Development policy, enabling areas to distinguish themselves through future development in a context-friendly way.
4. Promote a mix of pedestrian-oriented uses that are compatible with Kansas City’s adopted Transit-Oriented Development policy and Comprehensive Plan.
5. Manage the impact of parking facilities to enhance accessibility, while understating the prominence of lots and garages along the streetscape.
6. Enable and promote character-enhancing residential density along the corridor.
7. Promote high-quality development that enhances the shared value of the Prospect Corridor.
8. Increase the overall density and diversity of housing throughout the Prospect Corridor.

**B. Applicability.**

1. The standards of this article apply to all development in the Prospect Corridor Overlay district. This document establishes the development standards that vary from the underlying base zoning for the properties in the Prospect Corridor Overlay District. All provisions described below as regulatory in nature have the same force and effect as, but are variations from, the standards set forth in Chapter 88 of the Zoning and Development Code of Kansas City, Missouri.
2. If provisions of this overlay district are inconsistent with Chapter 88, the provisions of this overlay district shall apply.
3. If provisions of this overlay district are inconsistent with a Historic Overlay District, then the provisions of the Historic Overlay District shall apply.
4. Existing MPD and UR districts are exempt from the standards of this document. However, when new MPD or UR plans are adopted, or a major amendment to an existing MPD or UR plan is proposed, the standards of this document shall be met.
5. Buildings listed on the Kansas City and/or National Register of Historic Places, and following the Secretary of the Interior’s Standards through the National Parks Service, shall be exempt from the Lot & Building Standards, Architectural Materials, Façade Articulation and Composition and Transparency standards of this overlay.

6. Other than as set forth below, the underlying zoning and the regulations and standards included in the Zoning and Development Code, Chapter 88, prescribed for the areas rezoned to this overlay district shall remain unchanged and shall continue to apply.
  - a. *New Development.* Full compliance with this article applies to all new buildings constructed within this district.
  - b. *Enlargements and Expansions.* Full compliance with this article applies only to the enlargement or expansion area.
  - c. *Façade Changes.* Compliance with this article applies to façade changes to existing buildings.
  - d. *Change of Use or Occupancy.* Compliance with use standards apply whenever the use or occupancy of a property changes.
  - e. *Signage.* Compliance with signage standards apply when a sign permit is required.

## Section 2. Zones & Descriptions

- A. Urban Neighborhood Node.** Urban Neighborhood Nodes are intended to establish smaller-scale, neighborhood-oriented commercial hubs at Prospect MAX transit stops. This subdistrict enables lower intensity commercial and institutional uses to meet daily needs for surrounding neighborhoods. The Urban Neighborhood Node establishes a compact, walkable development pattern that is of a limited scale and height to complement adjacent neighborhood settings.





- B. Urban Community Node.** Urban Community Nodes are intended to create centralized community destinations at highly utilized transit centers, particularly where east-west crossing transit corridors meet the Prospect MAX. The Urban Community Node enables a broad range of pedestrian-friendly uses, including retail and services, employment, institutions, and residential uses in a compact, walkable development pattern. District-wide parking strategies allow this district to serve as a community destination yet maintain pedestrian focus and transit accessibility.



- C. **Urban Industrial Node.** Urban Industrial Nodes are intended to create centers of regional employment opportunities accessible by transit. This node includes a concentration of industrial, warehousing, distribution services, institutions, and commercial and service uses in a connected, walkable development pattern. The nodes are supported by the cross-transit corridors.





- D. Transit Corridor.** The Transit Corridor subdistricts are generally established between the distinct nodes of the Prospect MAX Corridor, as well as along major east/west cross-streets. This subdistrict provides an opportunity to allow for “middle housing” types such as townhomes, colonnades/walk-ups, small apartments, etc.) to support the goods and services offered within the nodes. This subdistrict is intended to be residential in nature, and reinforce walkable development patterns.







**Section 3. ALLOWED USES**

**A. Table of Allowed Uses.** Use categories and general uses have been established for principal uses of land and buildings. **Table 1** indicates permitted uses (■) subject to general district and building development standards, special uses (S) subject to the discretionary review process, prohibited uses (-), and additional use-specific standards, applicable to all underlying zoning districts in the overlay district.

TABLE 1. ALLOWED USES	Urban Neighborhood Node	Urban Community Node	Urban Industrial Node	Transit Corridor
<b>RESIDENTIAL</b>				
<u>Household Living</u>				
» Detached house	-	-	-	<b>S</b>
» Cottage house	<b>P</b>	<b>S</b>	-	<b>P</b>
» Attached house	<b>P</b>	<b>P</b>	-	<b>P</b>
» Townhouse	<b>P</b>	<b>P</b>	-	<b>P</b>
» Two-Unit house	<b>P</b>	<b>P</b>	-	<b>P</b>
» Multi-Unit house	<b>P</b>	<b>P</b>	-	<b>P</b>
» Colonnade	<b>P</b>	<b>P</b>	<b>S</b>	<b>P</b>
» Multiplex	<b>P</b>	<b>P</b>	-	<b>P</b>
» Multi-unit building	<b>P</b>	<b>P</b>	<b>S</b>	<b>P</b>
» Mixed-use building	<b>P</b>	<b>P</b>	<b>S</b>	<b>P</b>
<u>Group Living</u>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>PUBLIC/CIVIC</b>				
<u>Bicycle Sharing Facilities</u>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<u>Club, Lodge, or Fraternal Organization</u>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<u>College/University</u>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<u>Day Care</u>				
» Home-based (1–5)	<b>P</b>	<b>P</b>	-	<b>P</b>
» Family (up to 10)	<b>P</b>	<b>P</b>	-	<b>P</b>
» Group (up to 20)	<b>P</b>	<b>P</b>	-	<b>P</b>
» Center (21+)	<b>S</b>	<b>P</b>	-	<b>S</b>
<u>Detention and Correctional Facilities</u>	-	-	-	-
<u>Halfway House</u>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>
<u>Hospital</u>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<u>Library/Museum/Cultural Exhibit</u>	<b>P</b>	<b>P</b>	<b>S</b>	<b>P</b>

PROSPECT CORRIDOR OVERLAY DISTRICT

TABLE 1. ALLOWED USES	Urban Neighborhood Node	Urban Community Node	Urban Industrial Node	Transit Corridor
<u>Park/Recreation</u>	P	P	P	P
» Homes Association Amenities	P	P	P	P
<u>Religious Assembly</u>	P	P	P	P
<u>Safety Service (except as noted below)</u>	P	P	P	P
» Fire station	P	P	P	P
» Police station	P	P	P	P
» Ambulance service	P	P	P	P
<u>School</u>	P	P	P	P
<u>Utilities and Services (except as noted below)</u>	S	S	S	S
» Basic, minor	P	P	P	P
<b>COMMERCIAL</b>				
<u>Adult Business</u>	-	-	-	-
» Adult media store	-	-	-	-
» Adult motion picture theater	-	-	-	-
» Sex shop	-	-	-	-
<u>Animal Service</u>				
» Sales and grooming	P	P	P	P
» Shelter or boarding	P	P	P	S
» Stable	-	-	P	-
» Veterinary	P	P	P	P
<u>Artist Work or Sales Space</u>	P	P	P	P
<u>Building Maintenance Service</u>	-	-	P	-
<u>Business Equipment Sales and Service</u>	P	P	P	P
<u>Business Support Service (except as noted below)</u>	P	P	P	P
» Day labor employment agency	P	P	S	P
<u>Communications Service Establishments</u>	P	P	P	P
<u>Drive-Through Facility</u>	S	S	S	-
<u>Eating and Drinking Establishments (except as noted below)</u>	P	P	P	P
» Tavern or nightclub (Less than 3,000 s.f.)	P	P	P	S
» Tavern or nightclub (Greater than 3,000 s.f.)	S	S	S	S
<u>Entertainment Venues and Spectator Sports</u>				
» Indoor small venue (1–149 capacity)	P	P	P	P
» Indoor medium venue (150–499 capacity)	P	P	S	S

PROSPECT CORRIDOR OVERLAY DISTRICT

TABLE 1. ALLOWED USES	Urban Neighborhood Node	Urban Community Node	Urban Industrial Node	Transit Corridor
» Indoor large venue (500+ capacity)	S	S	S	S
» Outdoor (all sizes)	P	P	P	S
<u>Financial Services (except as noted below)</u>	P	P	P	P
» Pawn shop	-	-	-	-
» Short-term loan establishment	-	-	-	-
<u>Retail Sales (Includes Retail Food/Beverage Sales)</u>				
» Retail Sales / Service – Large (>20,000 sf)	-	P	-	-
» Retail Sales / Service – Medium (10,001-20,000 sf)	P	P	-	-
» Convenience Store – Small (2,500-10,000s.f.)	P	P	P	-
» Neighborhood- Serving Retail	P	P	P	P
» Liquor Store – Primary Use	-	-	-	-
» Liquor Sales – Accessory Use	S	S	S	-
» Outdoor Retail Sales - Class A	P	P	P	P
» Outdoor Retail Sales - Class B	P	P	P	P
» Gasoline and Fuel Sales	-	-	S	-
» Mobile Vendor Park	P	P	P	P
<u>Funeral and Interment Service</u>				
» Cemetery/columbarium/mausoleum	-	-	-	-
» Cremating	S	S	S	S
» Undertaking	P	P	P	P
<u>Lodging</u>				
» Bed and Breakfast	P	P	-	P
» Hotel/motel	P	P	S	P
» Recreational vehicle park	-	-	-	-
<u>Office, Administrative, Professional or General</u>	P	P	P	P
<u>Office, Medical</u>	P	P	P	P
» Blood/plasma center	P	P	P	P
<u>Parking, Accessory</u>	P	P	P	P
<u>Parking, Non-accessory</u>	S	S	S	S
<u>Personal Improvement Service</u>	P	P	P	P
<u>Repair or Laundry Service, Consumer</u>	P	P	P	P
<u>Research Service</u>	P	P	P	P
<u>Reuse of officially designated historic landmark (local or national) if proposed use is not permitted</u>	S	S	S	S
<u>Sports and Recreation, Participant</u>				



PROSPECT CORRIDOR OVERLAY DISTRICT

<b>TABLE 1. ALLOWED USES</b>	<b>Urban Neighborhood Node</b>	<b>Urban Community Node</b>	<b>Urban Industrial Node</b>	<b>Transit Corridor</b>
» <i>Indoor</i>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
» <i>Outdoor</i>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<u>Vehicle Sales and Service</u>				
» <i>Car wash/cleaning service</i>	-	-	<b>S</b>	-
» <i>Heavy equipment sales/rental</i>	-	-	<b>S</b>	-
» <i>Light equipment sales/rental (indoor)</i>	-	<b>S</b>	<b>S</b>	-
» <i>Light equipment sales/rental (outdoor)</i>	-	-	<b>S</b>	-
» <i>Motor vehicle repair, limited</i>	<b>S</b>	<b>S</b>	<b>P</b>	-
» <i>Motor vehicle repair, general</i>	-	-	<b>S</b>	-
» <i>Vehicle storage/towing</i>	-	-	<b>S</b>	-
<b>INDUSTRIAL</b>				
<u>Manufacturing, Production, and Industrial Service</u>				
» <i>Artisan</i>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
» <i>Limited</i>	-	<b>S</b>	<b>P</b>	-
» <i>General</i>	-	-	<b>S</b>	-
» <i>Intensive</i>	-	-	-	-
<u>Mining and Quarrying</u>	-	-	-	-
<u>Recycling Service</u>				
» <i>Limited</i>	-	-	-	-
» <i>General</i>	-	-	-	-
<u>Self-Storage Warehouse</u>	-	-	<b>S</b>	-
<u>Waste-Related Use (except as noted below)</u>	-	-	-	-
» <i>Composting facility</i>	-	-	-	-
» <i>Demolition debris landfill</i>	-	-	-	-
<u>Warehousing, Wholesaling, Storage, Freight Movement</u>				
» <i>Indoor</i>	-	-	<b>P</b>	-
» <i>Outdoor</i>	-	-	<b>S</b>	-
<b>AGRICULTURAL</b>				
<u>Agriculture, Animal</u>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<u>Agriculture, Crop</u>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<u>Agriculture, Urban</u>				
» <i>Home Garden</i>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>

TABLE 1. ALLOWED USES	Urban Neighborhood Node	Urban Community Node	Urban Industrial Node	Transit Corridor
» <i>Community Garden</i>	P	P	P	P
» <i>Community Supported Agriculture (CSA)</i>	P	P	P	P
<b>ACCESSORY SERVICES</b>				
<u>Wireless Communication Facility</u>				
» <i>Freestanding</i>	P	P	P	P
» <i>Co-located antenna</i>	P	P	P	P

**B. Supplemental Use Standards.** Where not included or in addition to the standards of 300 Series of the Kansas City Zoning and Development Code, the following standards shall be followed:

1. Gas Stations.
  - a. Gasoline dispensers and pump island canopies shall be located to the rear of the buildings where alley, or side street site access is present.
  - b. Gasoline dispensers and pump island canopies shall not be located within any minimum required setback.
  - b. Gas stations shall not cause any interference to a public right-of-way or conflict with safe movement along sidewalks or walkways, to building entrances or exits, or to required parking spaces.
  - c. A gas station canopy shall be consistent in design and materials with the primary building, shall be neutrally colored, and shall have masonry support columns.
  - d. No such establishment shall be located within 2,000 feet of another gasoline or fuel sales establishment.
  - e. No such establishment including any canopies or structures associated with such use shall be located within a Residential zoning district.
  - f. No such establishment shall be located within 1,000 feet of a Rapid Transit Stop.
2. Vehicle Sales and Service.
  - a. Vehicle sales or services shall be located within a fully-enclosed building or in an established rear yard not visible from the public right-of-way.
  - b. No partially dismantled, wrecked, or unregistered vehicle shall be stored outdoors on the premises.
3. Drive-Thru Facilities. In addition to 88-340 Drive-Through Facilities and in order to apply for a Special Use Permit for a Drive-Through the following standards must be met:

- a. Drive-through facilities shall be limited as accessory uses to financial services uses.
  - b. Drive-through uses shall only be permitted on a corner lot.
  - c. Street access to drive-through lanes shall be offset by at least 15 feet to prevent vehicles from stacking onto Prospect Avenue or any cross street.
  - d. No more than one curb cut shall be granted per street frontage for any use with a drive-through.
  - e. Drive-through facilities shall not be located closer than 500 feet from any Prospect MAX transit stop.
4. Shelter or Boarding.
- a. Shelters or Boarding facilities shall not have any outdoor kennels. Outdoor play areas are allowed but shall not exceed 1,000 square feet.
  - b. Outdoor play areas shall be located in the rear yard and shall be secured with a solid six (6) foot fence.
  - c. Non-accessory parking is only permitted within a parking garage. Surface parking lots shall not be allowed as non-accessory parking.

**Section 4. DEVELOPMENT STANDARDS**

**A. General Standards.** The following standards apply to all nonresidential development, multi-unit buildings of more than 8 units, and mixed-use development.

**Table 2: LOT & BUILDING STANDARDS**

	Transit Corridors	Neighborhood Node	Community Node	Urban Industrial
<i>Lot Size &amp; Building Standards</i>				
<b>Minimum Lot Size</b>	≥ A	≥ A	≥ A	≥ A
<b>Maximum Lot Size</b>	2 acres	2 acres	N/A	N/A
<b>Minimum Height [1]</b>	1 Stories	1 Stories	2 Stories	1 Story
<b>Maximum Height [2]</b>	4 Stories	4 Stories	6 Stories	10 Stories
<i>Frontage &amp; Setbacks</i>				
<b>Minimum Building Frontage [3]</b>	70%	85%	85%	70%
<b>Maximum Front Yard Setback [3]</b>	20 feet	0 feet	0 feet	10 feet
<b>Maximum Interior Side Setback [1] [2]</b>	15 feet	10 feet	10 feet	N/A
<b>Maximum Street-side Setback [3]</b>	15 feet	10 feet	10 feet	20 feet
<b>Minimum Rear Yard Setback</b>				
Abutting a non-residential district	0 feet	0 feet	0 feet	0 feet
Abutting residential district	15 feet	15 feet	15 feet	40 feet
Abutting an alley	0 feet	0 feet	0 feet	0 feet

[1] Exception for existing buildings.

[2] Maximum building height may be expanded according to Section 4-D.

[3] Minimum Building Frontage, Front and Side Yard Setbacks may be expanded to accommodate usable open space according to Section 4-F.

**B. Residential Infill Standards.** Generally, residential infill development of 8 or fewer units shall follow [Section 88-110-07 Infill Residential Development Standards](#). Residential infill development shall comply with Table 2, if the following applies:

1. The context area within 200 feet of the subject property contains 2 or fewer developed lots.
2. Existing developed lots within the context area do not reflect the intent of the City's adopted transit-oriented development policy or recommendations of ProspectUS, including but not limited to the following:
  - a. Front building setbacks exceed 25 feet.
  - b. Parking is in the front yard setback and not screened or buffered from the street.

**C. Frontage & Setback Exceptions.** The following are exceptions to the frontage and setback limits in Table 2:



1. *All Projections.* Any projections over public rights of way, or any similar area designed for pedestrian circulation, shall be at least 8 feet above the grade, and in no case within 5 feet of any curb for a street, through access drive or other area designed for vehicles. All projections shall receive approval from the appropriate entity prior to installation.
2. *Entry Features.* Primary entry features such as porticos, stoops, or unenclosed porches may extend up to 6 feet into the required front setback. Entry features shall not encroach on any easement, encroachments must ensure a minimum of 10 feet of passable sidewalk width.
3. *Usable Open Space Frontage.* Usable open space along the lot frontage, including patios, courtyards, outdoor recreational areas, and outdoor entertainment venues, shall conform to the site design standards in Section 4-2.
4. *Mechanical Equipment.* Mechanical equipment shall be screened as required by Chapter 88 of the Zoning and Development Code.
5. *Multiple Buildings.* Multiple buildings are allowed on one lot. The buildings shall meet the development requirements found in Chapter 88 of the Zoning and Development Code and receive approval through the proper entitlement.

**D. Height Exceptions.** The following are exceptions to the height limits in Table 2:

1. *Generally.* Building elements integral to the design and construction of the building, such as parapet walls, false mansards, or other design elements essential to a quality appearance of the building may extend up to 6 feet above the roof deck of a flat roof.
2. *Architectural Features.* Architectural features such as chimneys, ornamental towers or spires, and similar accessory features that are less than 20% of the building footprint may extend up to 50% above the actual building height.
3. *Mechanical Equipment.* Functional and mechanical equipment such as elevator bulkheads, cooling towers, smokestacks, roof vents or other equipment may be built up to their necessary height in accordance with building codes. Roof mounted mechanical equipment shall be properly screened as required by 88-425-07 of the Zoning and Development Code.
4. *Accessory Structures.* Accessory site structures such as flag poles, monuments, water towers, may have a height limit of 50 feet, but shall be setback a distance of at least 1/3 its height from the property line.
5. *Public Parking Arrangement.* The City may approve a height bonus of up to two additional stories if at least 50 parking spaces or 10% of the parking spaces, whichever is greater, is provided subject to an agreement between the Property Owner and the City.

**E. Building Access.** Primary entrances shall comply with the following standards:

1. *Direct Access Required.* Primary entrances shall provide direct public access from the adjacent rights-of-way in compliance with the Pedestrian Standards as stated in 88-450 of the Zoning and Development Code.
2. *Corner Lots.* On corner lots, corner entrances are encouraged.

**F. Usable Open Spaces.** Building frontage and setbacks in Table 2 may be modified to accommodate usable open space, including patios, courtyards, outdoor recreational areas, and outdoor entertainment venues. Usable open spaces shall conform to the following standards:

1. *Location.* Open space must directly abut the streetscape.
2. *Frontage Extent Allowance.* Open space shall not exceed 35% of the total lot frontage along Prospect Avenue.
3. *Size.* Open space shall be at least 15 feet in all directions. Open space shall not exceed 20,000 square feet.

4. *Allowed Uses.* Open space may be used for dining, gathering, recreation, or similar uses. Open space shall not be used for outdoor storage. Outdoor uses shall be accessory to the principal use.
6. *Enclosure.* Open space may be enclosed with a permanent rail or wall constructed of metal, masonry, or wood, not exceeding 36 inches in height. Enclosed usable open spaces may include an entry along the perimeter to accommodate public access of at least 36 inches wide.
7. *Activation.* Usable open space shall be designed as active social space. For the purposes of this ordinance, "Usable Open Space" shall not be interpreted as vehicular use areas such as parking or loading facilities, landscape areas, or stairways. At a minimum, open space shall be designed to include two of the following elements:
  - a. Movable furniture
  - b. Interactive art installation
  - c. Planters with seasonal or ornamental plantings
  - d. Water element such as a fountain
  - e. Shade elements

**G. Vehicle Parking Facilities.** There are no minimum parking requirements in the Prospect Overlay District. Where the expansion or addition of parking occurs within the Prospect Overlay District, the following standards apply:

1. *Parking Maximums.* No use shall provide more than 10% of the waived minimum required parking standards in [Section 88-420-06](#) of the Zoning and Development Code. Any parking permitted over 10% shall require mitigating potential impacts of more parking through one or more of the following strategies:
  - a. Provide shared parking for other uses on the block or adjacent blocks.
  - b. Design all parking areas over the minimum as dual-purpose space, such as plazas, playgrounds, event areas for regular use of the space during non-peak times.
  - c. Use alternative surface areas designed to infiltrate stormwater.
  - d. Provide additional buffers and site open spaces to screen parking and provide more active usable outdoor spaces for people in relation to the streetscape, of at least a 10% increase in the open space or buffers and at least a 25% increase in the amount of landscape material required for the parking.
2. *Parking Garages.* Where permitted, tenant spaces shall be included on the ground level of parking garage facades fronting on Prospect Avenue.
3. *Access & Circulation.* Access shall be taken from alternative streets or alleys where available. Permitted parking facilities shall not be accessed from Prospect Avenue, except where determined otherwise by the Planning Director.
4. *Understated Parking Required.* Parking facilities shall not directly abut Prospect Avenue. The addition or expansion of off-street parking shall be located behind, within, or under the building, or setback at least 15 feet and screened according to [Section 88-425-05-B](#) of the Zoning and Development Code.

**H. Bicycle Parking Facilities.** Short-term and long-term bicycle parking is required according to [Section 88-420-09](#) of the Zoning and Development Code of Kansas City, Missouri.

**I. Screening, Fencing & Walls.**

1. *Mechanical/Utility Equipment.* In addition to [Section 88-425-08](#) of the Zoning and Development Code of Kansas City, Missouri, the following standards must be met:

- a. Dumpsters and ground level mechanical/utility equipment must be located in the rear yard or can be located in the side yard if setback 6 feet from the public right-of-way.
  - b. Dumpsters shall not be visible from the public right-of-way.
  - c. Access for dumpsters and mechanical/utility equipment may be shared with any access for required parking.
2. *Fencing & Walls.* Fencing and walls within the overlay district shall comply with the following standards:
- a. No fence over 9 feet shall be erected on any lot.
  - b. On a boulevard fencing must be of steel, iron, concrete, stone, or brick. Wood picket, stockade or chain link fencing is not permitted, per the Boulevard and Parkway Standards in [Section 88-323](#).
  - c. Within 20 feet of right-of-way lines:
    - i. Fencing must meet or exceed 80 percent transparency.
    - ii. Freestanding walls shall not exceed 36 inches in height. Fencing or a combination of fencing and a freestanding wall shall not exceed 72 inches in height.
    - iii. Retaining walls adjacent to the street shall not exceed 48 inches in height.
    - iv. Retaining walls adjacent to the street shall not exceed 48 inches in height.
    - v. Freestanding and retaining walls shall be constructed of brick, pre-cast concrete, cast-in-place concrete-textured, stone or cast stone.
    - vi. Barbed-wire, razor wire, metal sheeting and similar materials are prohibited fencing materials.
    - vii. The finished side of the fence or wall must face the adjacent property or the street.
    - viii. At a minimum, a 36-inch-tall decorative fence made of wrought iron or other metal picket shall be provided to enclose vehicular use areas from public right-of-way areas. Said fence shall be located within the required perimeter landscape buffer strip.

## Section 5. BUILDING COMPOSITION STANDARDS

### A. Materials.

1. *Primary Materials.* Materials identified with a “PM” on Table 3 are Primary Materials and allowed on all stories of a structure.
2. *Secondary Materials.* Materials identified with a “SM” on Table 3 are Secondary Materials. Permitted secondary materials shall be used as accent material on the first story and shall not exceed 30% of the first story façade. Permitted secondary materials may be used on the second story and above of a structure or for the required building elements.
2. *Prohibited Materials.* Materials identified with an “-” on Table 3 are expressly prohibited.
3. *Preservation of Materials.* Preservation or restoration of original facade materials is desired in existing structures. Applied ‘faux’ facades or other not permitted non-original materials are not desired.
4. *Determination of Similar Materials.* When a specific material cannot be readily classified, the City Planning and Development Director is authorized to determine the most similar, thus most appropriate, material based on the following considerations:
  - a. the appearance of the material;
  - b. the durability of the material;
  - c. the method of installing the material;
  - d. the location of the material; and
  - e. relevant information provided by the International Building Code.
5. *Exceptions to Material Limitations for Storefronts.* Wood and metal may encompass more than 30% of a first-floor façade when used in a clearly articulated first-floor storefront system.



**Table 3: ALLOWED ARCHITECTURAL MATERIALS**

<b>Material</b>	<b>Front and Street-side</b>	<b>Side and Rear</b>
Brick	PM	PM
Stone	PM	PM
Cast stone	PM	PM
Façade glass [2]	PM	PM
Terra cotta	PM	PM
Tile	PM	PM
Concrete		
>> Cast-in-place concrete – smooth/no texture	-	SM
>> Cast-in-place concrete – textured or patterned	SM	SM
>> Pre-cast concrete	PM	SM
Stucco	PM	SM
Metal	SM	-
Wood	SM	SM
Fiber cement		
>> Fiber cement panels	PM	SM
>> Fiber cement clapboard siding	SM	SM
Fiberglass replication	SM	SM
Concrete masonry unit	-	SM
Split faced block	-	SM
Glass block	-	SM
EIFS	-	SM
Electronic/Digital Façade Elements [1]	-	-

[1] For the purposes of this ordinance, Electronic/Digital Façades are defined as an electronic/digitally illuminated façade surface exceeding 50% of any wall plane on a building, or 150 square feet, whichever is less.

[2] For the purposes of this ordinance, first-floor and upper-floor windows complying with the transparency requirements of Table 4 are exempt from the maximum façade coverage area for secondary materials.

**B. Massing & Façade Composition.**

1. *General Standards.* Table 4 establishes design standards applying to the massing and facade composition of building frontages within the overlay district.

**Table 4: MASSING & FACADE COMPOSITION**

	Transit Corridor	Neighborhood Node	Community Node	Urban Industrial
<b>Minimum Entry Spacing [1]</b>	1 per 80'	1 per 30'	1 per 50'	N/A
<b>First Story Transparency</b>	15-40%	60-90%	60-90%	15-40%
<b>Upper Story Transparency</b>	15-40%	15-40%	15-40%	N/A
<b>Wall Plane Limits</b>	80 linear feet	80 linear feet	80 linear feet	80 linear feet
<b>Blank Wall Limits</b>	500s.f. maximum	500s.f. maximum	500s.f. maximum	N/A

[1] For corner buildings, any entrance feature located on the corner may count for the first-entry requirement for both sides. The second required entry feature may be located 75 feet from a corner entrance.

2. *Façade Composition.* Façade composition refers to the use of materials, fenestration and architectural details and ornamentation to add interest and uniqueness to buildings and activate or emphasize certain spaces around a building. In addition to the standards outlined in Table 4, the following must be met:
  - a. Blank walls and wall planes shall be broken up clearly with elements that add architectural interest and variety, such as projections, recesses, offsets, windows, painted features, or blank window openings trimmed with frames, sills or lintels.
  - b. Façade composition shall establish a base, body and top of building and shall distinguish different structural components with varying material and color.

3. Entrances. Entrances shall be clearly defined on all front facades with at least one of the following elements and be located at intervals specified in Table 4:
  - a. A single-story architectural emphasis such as raised parapets or gables, canopies, porticos, overhangs, pediments, or arches;
  - b. Transoms and/or display windows that frame and emphasize the entry;
  - c. Architectural details such as tile work and moldings, columns, pilasters, or other similar material changes; OR
  - d. Integral planters or wing walls associated with a recessed or projecting entry court or plaza that integrates more formal landscape and hardscape designs.
  
4. *Transparency.* Buildings shall have the percentage of openings specified in Table 4, based on the following:
  - a. The transparent façade determined by Table 4 must be comprised of windows between 2 feet and 10 feet above the sidewalk or transparent doors that allow clear views of indoor space or product display areas.
  - b. On corner lots, 60% first-floor transparency for the façade fronting on a cross street is required within 25 feet of Prospect Avenue.
  - c. Facades fronting parkways and boulevards shall comply with the standards set forth in 88-323 "Boulevard and Parkway Standards."
  - d. First-floor uses that are solely for residential purposes may reduce their transparency to 40%.
  - e. Display windows that do not provide views into the interior of the building may be counted towards satisfying up to 50 percent of the minimum ground-level transparency requirements, provided that they are internally illuminated and are at least 3 feet in depth.
  - f. No existing building shall be altered in such a way that reduces transparency below the required or existing amount.
  - i. Illumination of windows, display windows, and primary entrances shall not have any effects of movement, flashing, scintillation, rolling, dissolving, fading or similar effects and shall be in compliance with Section 88-430 of the Zoning and Development Code.

**Section 6. SIGNS**

**A. Sign Types & Allowances.** Signage in the Prospect Corridor Overlay District shall comply with the following standards:

<b>TABLE 5: Sign Types &amp; Allowances</b>		
<b>Sign Type [1]</b>	<b>Number</b>	<b>Size</b>
Wall Signs	2 signs per tenant with exterior entrance (multi-tenant building) – otherwise 4 signs per façade maximum	40% of façade area maximum
Awning or Canopy Signs	2 per tenant	32s.f. maximum
Marquee Signs	1 per tenant	32s.f. per face
Projecting Signs	2 per tenant [2]	32s.f. maximum
Monument Signs	Prohibited, unless compliant with Section 6-B	
<p><i>[1] All signs located on ground level shall be indirectly or halo lit. Signs on the second story and above may be internally lit, indirectly or halo lit. Sign lighting shall not exceed 1-foot candle measured from the property line.</i></p> <p><i>[2] Multi-tenant buildings may combine projecting sign allowances into a single, multi-tenant sign. Multi-tenant projecting signs may not exceed the size maximum of 32s.f.</i></p>		

**B. Monument Signs.**

1. Monument signs are prohibited, unless on a lot with a minimum of 100 feet of frontage and applies with at least one of the following criteria:
  - i. The lot is developed with an existing principal structure and is setback at least 30 feet from the property line.
  - ii. The lot has an existing pole sign. The pole sign may be replaced with a monument sign.
  - iii. The sign is attached to or incorporated into a freestanding wall or retaining wall.
  - iv. The site is an official local or national historic landmark or a contributing building within an official local or national historic district.
2. When allowed, one monument sign is permitted per street frontage. Monument signs shall not exceed 20 square feet in area and 4 feet in height. Monument signs shall be constructed of primary materials matching the principal building. Content shall consist of pin-mounted channel letters, die cut graphics, and/or engraved text. The area surrounding the monument sign shall be landscaped. Monument signs shall be setback in accordance with one of the following standards:
  - i. On interior lots, monument signs shall be setback a minimum of 5 feet.
  - ii. On corner lots, monument signs shall be setback a minimum of 10 feet. Signs have a lesser setback if the proposed sign will not block any site distance triangles.
  - iii. When attached to a wall or fence, signs may not extend above the top of the wall or fence. Monument signs may not project more than 3 inches from the face of the wall or fence.

- C. Projecting Signs.** Projecting signs shall not exceed 50% of their projecting distance in thickness. Projecting signs shall not project more than 4 feet from the building face, with a minimum clearance of 8 feet. On building corners, the sign shall not project more than 5 feet. No more than 50% of a projecting sign shall project above the parapet of the building.
- D. Wall Signs.**
1. Wall signs shall be die cut and/or channel letter signs.
  2. Signs located on the ground level of the building shall be pin-mounted.
  3. Raceway-mounted channel letter signs are allowed on the second story and above. Raceways shall be painted or designed to match the material on which the sign is affixed.
  4. Hand-painted wall signs are subject to administrative approval by the director of city planning and development. On the front or street-side façade of a building, hand-painted signs may not exceed 10% of the wall area and count as one wall sign. Hand-painted signage located on a non-street side façade shall not exceed 50% of the façade area and shall be the only sign on that facade.
- E. Incidental Signs.** Incidental signs are permitted in the district, according to the standards of 88-445-08-G.
- F. Roof Signs.** Roof signs shall be die cut and/or channel letter signs. Supporting structures must consist of the fewest number of supporting members without embellishments. Roof signs are permitted on buildings if the top of the highest portion of the roof is at least 30 feet above grade. The maximum horizontal dimension of a roof sign may not exceed 50 percent of the width of the wall it most closely parallels or 20 feet, whichever is less. The maximum height of a roof sign and its supporting structure may not exceed 6 feet, measured from the elevation of top of the highest parapet to the top of the sign. Roof signs shall not be constructed of wood.
- G. Historical Signs.** Historical wall signs, hand-painted signs, neon signs, and projecting signs that advertise closed or off-site businesses may remain and shall not count toward any signage requirements if established more than 25 years from the date of application. Historical signs may be removed and reinstalled for restoration. Historical signs may be replicated if the new sign is the same size and material. Retention of historical signs must receive approval by the director of city planning and development. In no case shall a pylon sign be considered a historical sign.
- H. Neon & Electronic Signage.** Animated neon signs may be permitted with administrative approval of the director of city planning and development. Electronic, digital, and/or motorized signs, and outdoor advertising signs are prohibited within the district.