

CITY OF FOUNTAINS  
HEART OF THE NATION



KANSAS CITY  
MISSOURI

Office of the City Clerk

25th Floor, City Hall  
414 East 12th Street  
Kansas City, Missouri 64106

(816) 513-3360  
Fax: (816) 513-3353

**CERTIFICATE OF THE CITY CLERK**

I, Millie M. Crossland, City Clerk of Kansas City, Missouri, certify the attached is a true and correct copy of:

Chapter(s): 80-Zoning, 80-170-Purpose and intent of URD district

Charter Section(s):

Ordinance(s):

Resolution(s):

Other(s):

The above appears in records and is on file in the Office of the City Clerk, 25<sup>th</sup> Floor, City Hall, Kansas City, Missouri.

IN TESTAMONY WHEREOF, I have set my hand and affixed the seal of the City on this 2<sup>nd</sup> day of March, 2006.

Millie M. Crossland  
City Clerk

By Misty Phipps  
Deputy City Clerk

**FILED<sup>2</sup>**

MAR 14 2006

Missouri Public  
Service Commission

Exhibit No. 10  
Case No(s). EC-2006-0332  
Date 3-06-06 Rptr xf

frontage or service road, the developer shall be obligated to provide and maintain such median strip.

(ii) Where adjacent to residentially zoned property and not separated by a street.

(a) A screen of trees and shrubbery shall be provided to a depth of at least 25 feet along the entire property line and a wall or fence six feet high shall be provided along the inside or outside of said planting screen.

(b) Off-street parking, loading and open storage areas may be located between the planting screen described in subsection (a) immediately above and the building setback line provided that the required said wall or fence shall not be higher than six feet.

(Ord. No. 961106, § A, 11-7-96)

**Sec. 80-169. Off-street parking and loading requirements in district M-P.**

(a) *Off-street parking requirements.* Off-street parking shall be provided on the premises or in a community parking lot which is within 500 feet from the premises to be served and in accordance with the following requirements. All parking areas shall be hard surfaced, and bordered on sides facing any street by a solid fence, wall or screen planting at least three feet in height which shall be well-maintained.

(1) *For industrial uses.* Off-street parking for industrial uses shall be provided on the basis of the following requirements. One

off-street parking space for each 1.5 employees on the largest of any shifts except that where the number of employees is not known at the time of submitting the final site plan, parking shall be provided at the rate as tabulated below:

One parking space per each 1,000 square feet of floor area up to 10,000 square feet, plus;

One parking space per each 2,500 square feet of floor area in excess of 10,000 square feet but not exceeding 20,000 square feet, plus;

One parking space per each 5,000 square feet of floor area in excess of 20,000 square feet.

No industrial building, however, shall be occupied which provides less than a total of one parking space per each 1.5 employees on the largest of any shifts.

(2) *For commercial uses.* Off-street parking for commercial uses shall be on the same basis as set forth in section 80-110 (planned shopping centers).

(b) *Off-street loading and unloading requirements.* No off-street loading and unloading facilities shall be provided in front or side yards adjacent to a street. They shall be entirely separate from any area designated for off-street parking space. All loading, unloading and maneuvering of vehicles connected with this activity shall be on the premises and shall not be permitted in any street. Loading and unloading areas shall be hard-surfaced and bordered on sides facing any street by a solid fence, wall or screen planting at least six feet high, and shall be well maintained. (Ord. No. 961106, § A, 11-7-96)

**Sec. 80-170. Purpose and intent of URD district (urban redevelopment district).**

(a) The purpose of the urban redevelopment district is to encourage and accommodate development and redevelopment of underdeveloped and blighted sections of the city and to encourage the latitude and flexibility in design to ensure the stated purposes of a redevelopment plan.