

BILL NO. 24-097

ORDINANCE NO. 19618

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE, CHAPTER 14, OF THE CITY CODE ADDING SECTION 14-912 WEST CENTRAL INDEPENDENCE OVERLAY DISTRICT.

WHEREAS, the Unified Development Ordinance was approved by the City Council on June 15, 2009, by Ordinance No. 17339 and became effective on July 1, 2009; and,

WHEREAS, after its adoption, policy issues to be addressed were discovered, and it was decided to revise these items; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the request on August 27, 2024, and rendered a report to the City Council recommending the text amendment to the UDO be approved by a vote of 4-3; and,

WHEREAS, City Council has authority under RSMo. Ch. 89.020 to enact and amend zoning ordinances to promote health, safety, morals, and the general welfare of the community; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing, and rendered a decision to approve the changes to the Unified Development Ordinance; and,

WHEREAS, in accordance with the Unified Development Ordinance, it was determined that the request is consistent with the review criteria in Section 14-701-01-F.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That Section 14-912 of Chapter 14, Unified Development Ordinance, is hereby added to read as follows:

14-912 WCIOD, WEST CENTRAL INDEPENDENCE OVERLAY DISTRICT

14-912-01 Purpose

The West Central Independence Overlay District hereafter referred to as “WCIOD”, is an overlay district that is intended to promote robust and sustainable mixed-income neighborhoods within the West Central Independence Overlay District boundaries. The district is intended to sustain great neighborhoods that are safe, walkable and include a mixture of densities and designs encouraging interaction and pride. Art is integrated into the overlay infrastructure to enhance neighborhoods, encourage economic revitalization, and nurture artistic contributions to the City and region. The overlay is to help establish a

mixed-income area with art-related businesses as well as live/work units and traditional residences integrated in a manner that maintains the residential character of the area.

14-912-02 Applicability

The regulations in this section apply to all property in the WCIOD district. The WCIOD overlays the base City of Independence zoning and provides additional flexibility in zoning and restrictions. Refer to Article 14-900-02: UDO Overlay Districts. If there is a conflict between the base zoning district and the WCIOD, the WCIOD takes precedence with the exception of the ARTS District zoning of Section 14-910. The ARTS District zoning of Section 14-910 supersedes the WCIOD zoning policy.

14-912-02-A. Use Table. Uses are allowed in the WCIOD district in accordance with Table 912-A below

14-912-02-B. Permitted Uses. Uses identified with a “P” in Table 912-A are permitted as-of-right, subject to compliance with all other applicable standards of this development ordinance.

14-912-02-C. Conditional Uses. Uses identified with a “C” in Table 912-A are permitted as-of-right, subject to compliance with the Use Standards referenced in the right column of Table 912-A, and all other applicable standards of this development ordinance.

14-912-02-D. Special Uses. Uses identified with an “S” in Table 912-A may be allowed if reviewed and approved in accordance with the special use procedures of Article 14-704.

14-912-02-E. Prohibited Uses. Uses identified with a “-“ in Table 912-A are expressly prohibited.

14-912-02-F. Use Standards. The “Use Standards” column of Table 912-A identifies use-specific standards that apply to some uses. Compliance with such standards is required.

<u>Table 912-A West Central Independence Overlay Use Table</u>				
<u>P: Permitted, S: Special Use Permit Required, C: Conditional Uses, - : Not Allowed, (Blank Space): base city zoning</u>				
<u>Use Category</u>	<u>Zoning District</u>	<u>Zoning District</u>	<u>Zoning District</u>	<u>Use Standards</u>
	<u>Residential</u>	<u>Office and Commercial</u>	<u>Industrial</u>	
<u>Specific Use Type</u>	<u>UDO 14-300-01-A</u>	<u>UDO 14-301-01-A</u>	<u>UDO 14-302-01-A</u>	
<u>RESIDENTIAL</u>				
<u>Household Living</u>				
<u>Above Street Floor</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Detached House</u>	<u>P</u>	<u>-</u>	<u>-</u>	
<u>Apartment</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>14-505</u>
<u>Multi-unit House</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>14-505</u>

<u>Multiplex</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>14-505</u>
<u>Accessory Dwelling Unit (ADU)</u>	<u>C/S</u>	<u>S</u>	<u>=</u>	<u>14-912-04</u>
<u>Attached Accessory Dwelling Unit (ADU)</u>	<u>C/S</u>	<u>=</u>	<u>=</u>	<u>14-912-04</u>
<u>Cottage Neighborhood Cluster</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>14-912-06</u>
<u>Group Living</u>				
<u>Nursing Home</u>	<u>=</u>	<u>S</u>	<u>S</u>	
<u>Recovery Center</u>	<u>=</u>	<u>S</u>	<u>S</u>	
<u>PUBLIC/CIVIC</u>				
<u>Park/Recreation</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>14-407</u>
<u>Library/Cultural Exhibit</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>14-407</u>
<u>COMMERCIAL</u>				
<u>Animal Service</u>				
<u>Shelter or Boarding Kennel</u>		<u>P/S</u>	<u>P/S</u>	<u>14-912-05, 14-301, Table 301; 14-302, Table 302</u>
<u>Pet Day Care</u>		<u>P</u>	<u>P</u>	<u>14-912-05</u>
<u>Grooming</u>		<u>P</u>	<u>P</u>	<u>14-912-05</u>
<u>Sales and Grooming</u>		<u>P</u>	<u>P</u>	<u>14-912-05</u>
<u>Veterinarian</u>		<u>P</u>	<u>P</u>	<u>14-912-05</u>
<u>Artist Work Space</u>				
<u>Artist Work or Sales Space</u>		<u>P</u>	<u>P</u>	<u>14-912-05</u>
<u>Recording Studio</u>		<u>P</u>	<u>P</u>	<u>14-912-05</u>
<u>Eating and Drinking Establishments</u>				
<u>Tavern and Night Club</u>			<u>S</u>	<u>14-704</u>
<u>Eating and Drinking Establishment</u>		<u>P</u>	<u>P</u>	<u>14-912-05</u>
<u>Mobile Food Unit</u>		<u>P</u>	<u>P</u>	<u>City Codes Chapter 5</u>
<u>Entertainment and Spectator Sports</u>				
<u>Indoor Small Venue (1-149 capacity)</u>			<u>S</u>	<u>14-912-05, 14-704</u>
<u>Indoor Medium Venue (150-499 capacity)</u>		<u>S</u>	<u>S</u>	<u>14-704</u>

<u>Indoor Large Venue (500+ capacity)</u>		<u>S</u>	<u>S</u>	<u>14-704</u>
<u>Outdoor Medium/Large Venue (all sizes)</u>			<u>S</u>	<u>14-411, 14-704</u>
<u>Financial Service</u>				
<u>Pawn Shop</u>		=	=	
<u>Short-term Loan Service</u>		=	=	
<u>Bail Bonds/Surety Recovery Agent</u>		=	=	
<u>Lodging</u>				
<u>Short Term Rental</u>	<u>C</u>			<u>14-912-04-K, 14-424</u>
<u>Bed and Breakfast</u>	<u>C</u>			<u>14-912-04-K, 14-424</u>
<u>Office</u>				
<u>Counseling</u>		<u>P</u>	<u>P</u>	<u>14-912-05</u>
<u>Personal Improvement Service</u>				
<u>Body Art Service</u>		<u>S</u>	<u>S</u>	<u>14-912-05, 14-416</u>
<u>Retail Sales</u>				
<u>Gun and/or Ammo Sales/Service</u>		=	=	
<u>Bookstore</u>		<u>P</u>	<u>P</u>	<u>14-912-05</u>
<u>Craft Store</u>		<u>P</u>	<u>P</u>	<u>14-912-05</u>
<u>Vehicle Sales and Service</u>				
<u>Heavy Equipment Sales/Rental</u>			<u>S</u>	
<u>Motor Vehicle Repair</u>				<u>14-418</u>
<u>Motor Vehicle Sales</u>				<u>14-409</u>
<u>Vehicle Storage and Towing</u>				
<u>Vehicle Storage/Tow Lot</u>		=	=	
<u>Tow Service Dispatch Center</u>		=	=	
<u>INDUSTRIAL</u>				
<u>Manufacturing, Production and Industrial Service</u>				
<u>Artisan</u>		<u>P</u>	<u>P</u>	<u>14-912-05</u>
<u>OTHER</u>				
<u>Agriculture, Urban</u>				
<u>Home Garden</u>	<u>P</u>	<u>P</u>	<u>P</u>	

<u>Community Garden</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>14-417</u>
<u>Greenhouse (less than 250 sq. ft.)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>14-704</u>
<u>Greenhouse (more than 250 sq. ft.)</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>14-704</u>
<u>Wireless Communication Facility</u>				
<u>Cellular Towers</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>14-410</u>
<u>Neighborhood Places</u>				
<u>Park</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>14-407</u>

14-912-03 Residential Design Standards

WCIOD Residential Design Standards promote quality housing and neighborhood design while offering opportunities to build density in areas that may otherwise be difficult to develop. No final inspection or certificate of occupancy will be approved until the structure is confirmed to be in accordance with Section 14-912-03-A and B standards.

14-912-03-A Minimum Floor Area for Single-Family Detached Houses

All single-family detached houses shall enclose a floor area of not less than 500 square feet for a single-story structure, and 700 square feet for structures of more than one story, and be in compliance with the lot and building standards listed in Section 14-912-03-B.

14-912-03-B Lot and Building Standards

All development in WCIOD must comply with the lot and building standards of Table 912-B and Table 912-C, except as otherwise expressly provided. Rules for measuring compliance with the lot and building standards established in Table 912-B, Table 912-C, and applicable exceptions to the standards can be found in Section 14-202.

<u>Table 912-B Lot and Building Standards</u>	
	<u>WCIOD</u>
<u>Lot Size</u>	
<u>Min. lot area (square feet)</u>	<u>None</u>
<u>Min. lot width (feet)</u>	<u>None</u>
<u>Min. Exterior Setback</u>	
<u>Nonresidential Use Front Facing Street (feet)</u>	<u>0</u>
<u>Nonresidential Use Side Facing Street</u>	<u>5</u>
<u>Residential Use Front Facing Street (feet)</u>	<u>20</u>
<u>Residential Use Side Facing Street (feet)</u>	<u>5</u>
<u>Min. Interior Setback</u>	
<u>Side (feet)</u>	<u>5</u>
<u>Rear – Adjacent to Nonresidential Zones (feet)</u>	<u>7.5</u>
<u>Rear – Adjacent to R District with Height < 20' (feet)</u>	<u>* [1]</u>

Rear – Adjacent to R District with Height > 20' (feet)	* [2]
Height	
Maximum (feet)	35

Notes to Table 912-B

- * [1] When a structure has a height of fewer than 20 feet and is adjacent to an R-zoned lot, the rear setback shall be 7.5 feet.**
- * [2] When a structure has a height of 20 feet or more and is adjacent to an R-zoned lot, the rear setback shall be 12 feet.**

Table 912-C

Building Type		# of Dwellings		Lot Standards		
	Lot Type	Principal	Accessory	Area	Width	Maximum Coverage
Detached House						
	Estate Lot	1	1*	13K+	100' +	35%
	Standard Lot	1	1*	6K – 13K	60' – 99'	45%
	Neighborhood Lot	1	1	4.5K – 6K	45' – 59'	55%
	Small Lot	1	1	3K – 4.5K	35' – 44'	65%
	Small Format	1	NA	1.5K – 3 K	25' – 34'	75%
Live/Work		1	1	1.5 – 6K	16' – 50'	65%
Mixed Use Building		1.5K per unit		2.5K – 1 acre	30' – 100'	80%

Notes to Table 912-C: *requests for more than 1 ADU must be reviewed and approved through the Special Use Permit process outlined in Section 14-704.

14-912-04 Accessory Dwelling Unit Regulations

Accessory Dwelling Units (ADUs) are allowed in the WCIOD as outlined below:

14-912-04-A Definition

ACCESSORY DWELLING UNIT (ADU)

A dwelling unit that is incidental to and located on the same lot as a single-family residence that provides complete independent living facilities for one or more persons.

14-912-04-B Where Allowed

The ADU shall be located on a lot with a single-family residence and that has a R-District base zoning.

14-912-04-C ADU Size – Maximum/Minimum

The maximum floor area for a detached or newly constructed attached accessory dwelling unit shall be 900 square feet. An attached ADU utilizing an existing structure can be larger than 900 square feet in accordance with the special use procedures of Section 14-704. The minimum floor area for an accessory dwelling unit shall be 300 square feet.

14-912-04-D Number of ADUs

Refer to Table 912-C.

14-912-04-E Distance from Primary Residence

The minimum distance between the detached accessory dwelling unit and the primary single-family residence shall be 5 feet.

14-912-04-F Required Setbacks

Accessory dwelling units detached from the primary single-family residence shall comply with the interior and exterior setbacks in Section 14-912-03.

14-912-04-G Design Standards

The appearance, exterior finish materials, roof pitch, roof shape, trim, eaves, window orientation, and dimensions must be the same or visually match those of the structure on the lot. Design standard exceptions must be reviewed and approved through Section 14-706-01.

14-912-04-H Height

Accessory dwelling units detached from the primary single-family residence shall comply with the height requirements in Table 912-B.

14-912-04-I Parking

One (1) off-street parking space shall be provided for an accessory dwelling unit. In the event a required parking space is eliminated to accommodate an accessory dwelling unit, off-street parking shall be provided on the lot in accordance with the parking ratios of Section 14-501-05.

14-912-04-J Sale of Units

The accessory dwelling unit shall not be sold separately from the principal residence.

14-912-04-K Short-Term Lodging

The accessory dwelling unit shall not be rented for periods of less than 30 days unless approved as a bed and breakfast in accordance with Section 14-420.

14-912-04-L Rental Occupancy

Any accessory dwelling unit or single-family residence that is not owner-occupied shall be subject to the Rental Ready Program of Chapter 4 of the City Code unless it is unoccupied.

14-912-04-M Owner Occupancy

The legal property owner of the lot shall be required to reside in either the primary residence or an accessory dwelling unit located on the lot, except for temporary absences not to exceed a combined total of six (6) months in a calendar year. ADU and single-family residences cannot be rented at the same time. Exceptions to this requirement may be submitted by non-profit entities to the Community Development Director. The Community Development Director may approve the exception if reasonable documentation is submitted.

14-912-04-N Building Code

All ADUs shall comply with the currently adopted International Residential Code appendix related to "Tiny Houses."

14-912-04-O Notice to Neighboring Property Owners

All contiguous property owners shall receive 15 days notice of the plan to build an ADU. If more than 50% of contiguous property owners file a letter of protest with the City during the 15 day timeframe, the proposed ADU shall be treated under Section 14-912-02-D Special Uses.

14-912-05 Home Occupation

A principal dwelling and/or an Accessory Dwelling Unit may be used for a home-based business in accordance with the standards of Section 14-400-03.

14-912-06 Cottage Neighborhood Cluster

14-912-06-A Definition

COTTAGE NEIGHBORHOOD CLUSTER

A planned community that consists of a grouping of 3-12 smaller square footage residences, often around a courtyard or common open outdoor space commonly designed to maximize space and encourage time spent in a community space.

14-912-06-B Purpose

1. **The purpose of a cottage Neighborhood Cluster design is to:**
 - a. **Encourage a stronger sense of community and security among nearby neighbors while preserving personal privacy;**
 - b. **Promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition, and individual needs; especially small households (one to three-person households);**
 - c. **Seek to balance projected population growth with the community goal of preventing sprawling development and to this end examine opportunities to use land more efficiently for housing.**
 - d. **Encourage affordability, innovation, and variety in housing design and site development while ensuring compatibility with surrounding land uses;**
 - e. **Encourage the creation of more usable space for residents of the development through flexibility in density and lot standards.**
 - f. **Maximize resident/pedestrian-oriented outdoor spaces and minimize the impact of automobile traffic and parking.**

14-912-06-C Allowed Uses

1. **The allowed uses within the Cottage Neighborhood Cluster shall be single-family detached dwellings, duplex dwellings, carriage houses, live/work units, community buildings, temporary real estate sales office/model home, and vehicle parking lots and structures. The Cottage Neighborhood Cluster shall comply with Table 912-A.**

14-912-06-D Site Requirements

1. **Cottage Neighborhood Cluster Size**
 - a. **There shall be a minimum of three (3) dwellings with a maximum of twelve (12) dwellings per cluster.**

- b. There shall be no limit to the number of clusters.
2. Lot and Building Standards
 - a. All Cottage Neighborhood Clusters shall comply with 14-912-03.B.
3. Maximum Coverage for All Impervious Surfaces
 - a. There shall be no maximum impervious coverage, provided that stormwater is approved in accordance with the City's Design and Construction Manual.
4. Dwelling Size
 - a. The maximum dwelling size shall be limited to 2,000 square feet and the minimum dwelling size shall be no less than 300 square feet.

14-912-06-E Approval Process

A Cottage Neighborhood Cluster or a development greater than one (1) Cottage Neighborhood Cluster shall be reviewed and approved in accordance with the design parameters of 14-912-06-F, the procedure of Section 14-703, 14-912-06-E-1 and 14-912-06-E-2. If there is a conflict between the WCIOD and Section 14-703, the WCIOD takes precedence.

1. Within Section 14-703, replace "Planned Unit Development (PUD)" with "Cottage Neighborhood Cluster (CNC)"
2. A Cottage Neighborhood Cluster is not required to follow criteria 14-703-05-H-2 of the Planned Unit Development Review Criteria for approval.

14-912-06-F Design Parameters

1. Common Open Spaces in Cottage Neighborhood Clusters
 - a. Intent. Open space that is commonly owned and managed by all owners of a cottage neighborhood is a key feature in fostering community. It is intended that it be adequately sized and centrally located with individual dwelling entrances oriented towards the open space.
 - i. Size. A minimum of 400 square feet per dwelling unit of common open space is required in each cottage neighborhood cluster. Buildings serving all residents in a cottage neighborhood cluster may be included in the required area. Parking areas, spaces between buildings of 15 feet or less in width, private spaces, and driveways do not qualify as common open spaces.
2. Private Open Space
 - a. Intent. A sense of community requires the right balance of personal privacy. Private open space is an essential component of this balance. A 'front' yard creates a buffer between public and private spaces, while a 'side' or 'back' yard offers increased seclusion.
 - b. Size. Each residential unit shall be provided with a minimum of 200 square feet of usable private open space, such open space requirements may be met with a combination of front, side, or rear yard locations.
3. Front Porch
 - a. Intent. A covered front porch is a key element in fostering neighborly connections. Offering surveillance of public space. Its placement, size, relation

- to interior and public spaces, and the height of railings are all factors in achieving these intents.
- b. Location. Every dwelling shall have a covered front porch oriented toward the common open space or street. The porch shall be open on at least two sides and shall not be enclosed.
 - c. Size. The covered porch shall be greater than 70 square feet in area, with a minimum dimension of 6 feet.
 - d. Use. Front Porches are intended as supplementary living space, not storage space, as well as shelter from the weather for entering and exiting the dwelling; therefore, overnight storage shall not be allowed.
4. Street-Facing Facades
- a. Intent. The facades of buildings facing the street contribute to the neighborhood by including attractive design details such as windows, front doors, porches, siding, and trim.
 - b. All Street-facing facades of dwellings shall avoid blank walls or appear to “turn their backs” to the street. Such facades shall include one or more of the following:
 - i. Porches;
 - ii. Windows, including bay windows;
 - iii. Dormers;
 - iv. Changes in exterior siding material or paint color;
 - v. Building modulation with a depth measuring at least one foot.
5. Privacy Between Dwellings
- a. Intent. Having a next-door house or apartment peering into your own can be uncomfortable and claustrophobic; therefore, arrange openings to preserve privacy.
 - b. Dwellings shall be designed so that no window peers into the living space of adjacent dwellings closer than 20 feet apart. This may be accomplished by:
 - i. ‘Nesting’ dwellings with open and closed sides: the open side may have windows facing its own side yard or rear yard, while the closed side may have high windows, translucent windows, or skylights to bring in ample light while preserving privacy;
 - ii. Zero lot line dwellings (duplex) with no side windows;
 - c. The side yard of a dwelling may be fully used to the face of the neighboring building through landscape easements or other means.
6. Community Amenities
- a. Intent. Shared elements are direct amenities of living in a cottage neighborhood. Beyond these benefits, these common amenities foster connections among neighbors and strengthen their sense of community.
 - b. Every Cottage Neighborhood Cluster shall consider but not be limited to the following elements shared and managed by residents of that cluster:
 - i. Barbeque, pizza oven, campfire circle, or outdoor terrace;
 - ii. Picnic shelter or gazebo

- iii. Tool and general storage shed;
 - iv. Heated commons building, with optional bathroom and kitchenette, for meetings, card games, movie nights, potlucks, exercise, etc.
 - v. Vegetable garden or flower garden or a mixture of both;
 - vi. Shop space;
 - vii. Community Kitchen/dining room, living room, library;
 - viii. Childcare room and/or playground;
 - ix. A water feature such as a fountain, pool, hot tub, or koi pond;
7. Parking
- a. Intent. Cars do not need to dominate our pedestrian spaces. Parking areas should be located so their visual presence is minimized, and associated noise or other impacts do not intrude into public spaces.
 - b. Parking requirements:
 - i. Dwellings under 900 square feet: one (1) space per unit
 - ii. Dwellings between 901-2000 square feet: two (2) spaces per unit
 - c. Parking requirements shall be considered on the scale of the overall development, rather than on a lot-by-lot basis. Parking requirements may be met along access alleyways.
 - d. The primary strategy for designated parking shall be along access alleyways. Driveways off streets are discouraged: where there is no reasonable alternative, such driveways shall be minimized.
 - i. Detached parking structures serving multiple dwellings shall be limited to ten (10) single-car bays. If this parking structure is enclosed, then maximum width of each door 12 feet wide.
 - ii. In a Cottage Neighborhood cluster, consider locating parking so that residents and guests walk through the shared open space rather than entering the dwelling through an attached parking structure. This arrangement increases the opportunities for neighbor-to-neighbor contacts.
 - iii. Where dwellings must have parking structures located off a street, such parking structures must be set back from the front façade by a minimum of one (1) foot. If this parking structure is enclosed, then maximum width of each door is 12 feet wide. and have a maximum of one garage door up to 12 feet wide.
 - e. Storage of items within a parking structure that precludes the use of vehicle parking is prohibited.
 - f. Head-in surface parking areas for more than two cars shall be:
 - i. Prohibited in the front yard setback area;
 - ii. Screened from public streets and adjacent residential uses by landscaping or architectural screening.
8. Storage
- a. Intent. Every household has storage needs for items such as bicycles, camping gear, hand tools, snow tires, suitcases, and the like.

- b. Every dwelling shall have a minimum of 40 square feet of covered storage space outside the heated living area. This space may be located in a basement, a garage if it does not preclude vehicle parking, or in a storage shed that is attached or detached.
- 9. Refuse & Recycling
 - a. Intent. Garbage and recycling are necessary elements in residential living. Storage of these containers shall be located so their visual and odorous impact on adjacent properties is minimized.
- 10. Fences
 - a. Intent. Fences can define and express personal space and add to the quality of public space, but fences can also be offensive barriers.
 - i. Fences should be used in private personal spaces.
 - ii. The maximum height is not to exceed 72 inches.
 - iii. Fencing is visually cohesive in cottage neighborhood community

SECTION 2. That all other parts and provisions of the City Code shall be in full force and effect unless previously or subsequently amended or repealed.

SECTION 3. That correction of any scriveners' errors identified within these articles are hereby authorized by this ordinance.

PASSED THIS 21st DAY OF October, 2024, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.



Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:


City Clerk

APPROVED - FORM AND LEGALITY:


City Counselor

REVIEWED BY:


City Manager



UDO Changes 24-175-07
WCIOD
9/13/24-SH

NOTE: Words struck through are being removed from this ordinance and words underscored and bolded are being added to this ordinance.