

AN ORDINANCE AMENDING CHAPTER 33 OF THE LEE'S SUMMIT CODE OF ORDINANCES, ARTICLE 4 PERTAINING TO ZONING DISTRICTS, ARTICLE 6 PERTAINING TO USE STANDARDS, ARTICLE 7 PERTAINING TO SUBDIVISIONS, AND ARTICLE 15 PERTAINING TO RULES OF INTERPRETATION AND DEFINITIONS FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, to promote housing diversity and housing choice goals, updates are necessary to Article 4 to include single-family residential development and standards into the RP-4 district; and,

WHEREAS, opportunities also exist in Article 6 and Article 7 to update requirements related to density and open space for multi-family development and provide clarification for other residential lot standards; and,

WHEREAS, the proposed ordinance also updates Article 4 and Article 6 to provide necessary requirements for the cluster development option in the RP-1, RP-2 and RP-3 districts; and updates Article 15 to provide necessary definitions to multi-family and zero lot development; and,

WHEREAS, changes to Chapter 33, Article 6, Article 7, and Article 15 as described above; City of Lee's Summit, applicant, also documented as PL2024-036, shall be hereinafter be known as the "amendment"; and,

WHEREAS, the Community and Economic Development Committee considered the amendment on January 10, 2024, and directed staff to proceed with the ordinance amendment process; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the amendment and recommended approval to the City Council on March 28, 2024; and,

WHEREAS, the City Council determined that the proposed amendment would serve the interests of the citizens of Lee's Summit on May 7, 2024.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as shown in Exhibit A where underlined changes are additions and strikeout changes are deletions.

SECTION 1. That it is the intention of the City Council and is hereby ordained that the provisions of this Ordinance shall become and be made a part of the UDO, and the sections of this Ordinance and the UDO may be renumbered as appropriate to accomplish such intention.

SECTION 2. That this Ordinance shall be in full force and effect from and after the date of its passage, adoption, and approval by the Mayor.

SECTION 3. Should any section, sentence, or clause of this Ordinance be declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining sections, sentences, or clauses.

**BILL NO. 24-080**

**ORDINANCE NO. 9907**

SECTION 4. Existing sections Article 4, Division II, sections 4.060, 4.070, 4.080, 4.090, 4.100 4.120, 4.130; Article 6 Division I, sections 6.020, 6.030, and 6.040; Article 7, Division III, section 7.250; and Article 15, Division II, sections 15.1110 and 15.3445 are hereby repealed in their entirety and are replaced with the language set forth in the exhibits identified as Exhibits A thru F which are attached hereto and incorporated herein by reference.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 14<sup>th</sup> day of May, 2024.

ATTEST:

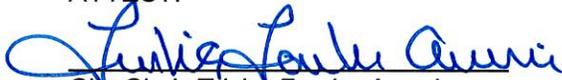
  
City Clerk *Trisha Fowler Arcuri*



  
Mayor *William A. Baird*

APPROVED by the Mayor of said city this 16<sup>th</sup> day of May, 2024.

ATTEST:

  
City Clerk *Trisha Fowler Arcuri*



  
Mayor *William A. Baird*

APPROVED AS TO FORM:

  
City Attorney *Brian W. Head*

## ARTICLE 4. ZONING DISTRICTS

### DIVISION I. RESERVED

**Secs. 4.010—4.040. Reserved.**

### DIVISION II. DESCRIPTION OF ZONING DISTRICTS

**Sec. 4.050. Zoning districts listed.**

For the purpose of regulating and restricting the use of land, or the use of buildings and structures including the erection, construction, reconstruction and alterations of buildings and structures in the City, all land within the City is hereby divided into one of the following districts pursuant to RSMo 89:

- AG Agricultural District;
- RDR Rural Density Residential;
- RLL Residential Large Lot;
- R-1 Single-Family Residential District;
- RP-1 Planned Single-Family Residential District;
- RP-2 Planned Two-Family Residential District;
- RP-3 Planned Residential Mixed Use District;
- RP-4 Planned Apartment Residential District;
- PRO Planned Residential Office District;
- NFO Neighborhood Fringe Office District;
- TNZ Transitional Neighborhood Zone;
- PO Planned Office District;
- CP-1 Planned Neighborhood Commercial District;
- CP-2 Planned Community Commercial District;
- CBD Planned Central Business District;
- CS Planned Commercial Services District;
- PI Planned Industrial District;
- AZ Airport Zone;
- PMIX Planned Mixed Use District.

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#### **Sec. 4.060. AG Agricultural District.**

- A. Statement of intent and purpose. The AG Agricultural District is established to provide areas for restricted agricultural uses, very-low-density residential development and to serve as a "holding zone" to prevent the premature development of large land acreage. The AG District is also established to reduce the impact of urban development on rural areas located outside the sanitary sewer service area. It is also intended to conserve rural character, reduce the demand for urban services, and reduce service delivery costs for local government.
- B. Uses. Permitted principal and accessory uses, uses permitted as of right but with conditions, and special uses are contained in Table 6-1 in Article 6, Division I.
- C. Height and area regulations.
  - 1. Density, lot size, and lot width: (See Table 6-2 in Article 6, Division I.)
  - 2. Setbacks requirements, including minimum front yard, side yard and rear yard standards: (See Table 6-3 in Article 6, Division I.)
  - 3. Height requirements: (See Table 6-4 in Article 6, Division I.)
  - 4. Exception to the maximum height requirements is contained in Section 6.050.
- D. Performance and design standards.
  - 1. Design standards are applicable to development in this district: (See Article 7.)
  - 2. Parking regulations: (See Article 8, Division II.)
  - 3. Sign regulations: (See Article 9.)
  - 4. Landscaping, buffering and tree protection: (See Article 8, Division III.)

#### **Sec. 4.070. RDR Rural Density Residential.**

- A. Statement of intent and purpose. The RDR Rural Density Residential District is established to provide rural density single-family detached residential development on one acre minimum lot sizes. The RDR density supports the Lee's Summit Comprehensive Plan by providing multiple housing types and varied lot sizes. An RDR subdivision with lot sizes of three acres or less intended to be serviced by a publicly-provided sanitary sewer system.
- B. Uses. Permitted principal and accessory uses, uses permitted as of right but with conditions, and special uses are contained in Table 6-1 in Article 6, Division I.
- C. Height and area regulations.
  - 1. Density, lot size, and lot width: (See Table 6-2 in Article 6, Division I.)
  - 2. Setback requirements, including minimum front yard, side yard and rear yard standards: (See Table 6-3 in Article 6, Division I.)
  - 3. Height requirements: (See Table 6-4 in Article 6, Division I.)
  - 4. Exception to the maximum height requirements is contained in Section 4.3510.
- D. Performance and design standards.
  - 1. Design standards are applicable to development in this district: (See Article 7.)
  - 2. Parking regulations: (See Article 8, Division II.)

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3. Sign regulations: (See Article 9.)
  4. Landscaping, buffering and tree protection: (See Article 8, Division III.)

#### **Sec. 4.080. RLL Residential Large Lot.**

- A. Statement of intent and purpose. The RLL Residential Large Lot District is established to provide for the maintenance of existing large lot residential subdivisions and for the creation of new large lot single-family detached residential subdivision developments on one-half acre minimum lot sizes. The RLL residential density supports the Lee's Summit Comprehensive Plan by providing multiple housing types and varied lot sizes. RLL subdivisions of less than three acre minimum lot sizes are required to be serviced by a publicly-provided sanitary sewer system. Three acres and larger sized lots may utilize septic systems provided they receive the necessary approvals from the county.
- B. Uses. Permitted principal and accessory uses, uses permitted as of right but with conditions, and special uses are contained in Table 6-1 in Article 6, Division I.
- C. Height and area regulations.
  1. Density, lot size, and lot width: (See Table 6-2 in Article 6, Division I.)
  2. Setback requirements, including minimum front yard, side yard and rear yard standards: (See Table 6-3 in Article 6, Division I.)
  3. Height requirements: (See Table 6-4 in Article 6, Division I.)
  4. Exception to the maximum height requirements is contained in Section 6.050.
- D. Performance and design standards.
  1. Design standards are not applicable to development in this district.
  2. Parking regulations: (See Article 8, Division II.)
  3. Sign regulations: (See Article 9.)
  4. Landscaping, buffering and tree protection: (See Article 8, Division III.)

#### **Sec. 4.090. R-1 Single-Family Residential District.**

- A. Statement of intent and purpose. The R-1 Single-Family Residential District is established to provide low-density, single-family detached residential development. The R-1 density supports the goal of the Lee's Summit Comprehensive Plan in providing single-family densities at a maximum of four units per gross acre in close proximity to existing urban development. This district is designed for areas served by publicly-provided sanitary sewer.
- B. Uses. Permitted principal and accessory uses, uses permitted as of right but with conditions, and special uses are contained in Table 6-1 in Article 6, Division I.
- C. Height and area regulations.
  1. Density, lot size, and lot width: (See Table 6-2 in Article 6, Division I.)
  2. Setback requirements, including minimum front yard, side yard and rear yard standards: (See Table 6-3 in Article 6, Division I.)
  3. Height requirements: (See Table 6-4 in Article 6, Division I.)
  4. Exception to the maximum height requirements is contained in Section 6.050.

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D. Performance and design standards.

1. Design standards are applicable to development in this district: (See Article 7.)
2. Parking regulations: (See Article 8, Division II.)
3. Sign regulations: (See Article 9.)
4. Landscaping, buffering and tree protection: (See Article 8, Division III.)

**Sec. 4.100. RP-1 Planned Single-Family Residential District.**

- A. Statement of intent and purpose. The RP-1 Planned Single-Family Residential District is established to provide single-family detached dwellings at higher densities than R-1 will allow by providing more useable open space or specific amenities to be provided as a trade-off. The RP-1 District is intended to promote variations to the standard single-family environment i.e., patio homes, cluster homes and zero lot line placement all in keeping with the detached dwelling environment through the establishment of more common use green/open areas. (See Subsection C.6. below.)
- B. Uses. Permitted principal and accessory uses, uses permitted as of right but with conditions, and special uses are contained in Table 6-1 in Article 6, Division I.
- C. Height and area regulations.
1. Density, lot size, and lot width: (See Table 6-2 in Article 6, Division I.)
  2. Setback requirements, including minimum front yard, side yard and rear yard standards: (See Table 6-3 in Article 6, Division I.)
  3. Height requirements: (See Table 6-4 in Article 6, Division I.)
  4. Exception to the maximum height requirements is contained in Section 6.050.
  5. The RP-1 District, provides the option for reducing required minimum lots sizes while maintaining overall densities through utilization of the "residential cluster option". The "cluster option" allows a developer to cluster residential development into a more compact area, in exchange for providing greater open space and protection of environmentally sensitive areas such as flood plains and animal habitats. With reduction of lot sizes, the "cluster option" also permits savings in road and utility costs to a developer. To be considered for the cluster option, the development proposal:
    - a. shall include a minimum of five (5) acres in size for the overall development; and,
    - b. shall preserve a minimum of 30% open space. Existing natural features such as wooded area, tree groves, or streams will be included in the preserved open space area or areas. Open space areas will be distributed throughout the development area when possible; and,
    - c. shall include pedestrian connectivity with the incorporation of connecting trails, sidewalks, or walking paths that connect either to a perimeter sidewalk or open space area within the development.
- D. Performance and design standards.
1. Design standards are applicable to development in this district. (See Article 8, Division I.)
  2. Parking regulations: (See Article 8, Division II.)
  3. Sign regulations: (See Article 9.)
  4. Landscaping, buffering and tree protection: (See Article 8, Division III.)

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#### **Sec. 4.110. RP-2 Planned Two-Family Residential District.**

- A. Statement of intent and purpose. The RP-2 Planned Two-Family Residential District is established to provide opportunities for a moderate-density mix of single-family and duplex residential development at a maximum density of seven and one-half units per gross acre. This district is designed for areas served by publicly-provided sanitary sewer.
- B. Uses. Permitted principal and accessory uses, uses permitted as of right but with conditions, and special uses are contained in Table 6-1 in Article 6, Division I.
- C. Height and area regulations.
1. Density, lot size, and lot width: (See Table 6-2 in Article 6, Division I.)
  2. Setback requirements, including minimum front yard, side yard and rear yard standards: (See Table 6-3 in Article 6, Division I.)
  3. Height requirements: (See Table 6-4 in Article 6, Division I.)
  4. Exception to the maximum height requirements is contained in Section 6.050.
  5. In the RP-2 District, an option for reducing required minimum lots sizes while maintaining overall densities is provided through utilization of the "residential cluster option." The "cluster option" allows a developer to cluster residential development into a more compact area, in exchange for providing greater open space and protection of environmentally sensitive areas such as flood plains and animal habitats. With reduction of lot sizes, the "cluster option" also permits savings in road and utility costs to a developer. To be considered for the cluster option, the development proposal:
    - a. shall include a minimum of five (5) acres in size for the overall development; and,
    - b. shall preserve a minimum of 30% open space. Existing natural features such as wooded area, tree groves, or streams will be included in the preserved open space area or areas. Open space areas will be distributed throughout the development area when possible; and,
    - c. shall include pedestrian connectivity with the incorporation of connecting trails, sidewalks, or walking paths that connect either to a perimeter sidewalk or open space area within the development.
- D. Performance and design standards.
1. Design standards are applicable to development in this district: (See Article 8, Division I.)
  2. Parking regulations: (See Article 8, Division II.)
  3. Sign regulations: (See Article 9.)
  4. Landscaping, buffering and tree protection: (See Article 8, Division III.)
  5. The architectural features of the two-family (duplex) units are required to blend harmoniously with traditional detached single-family development.

#### **Sec. 4.120. RP-3 Planned Residential Mixed Use District.**

- A. Statement of intent and purpose. The RP-3 Planned Residential Mixed Use District is established to provide opportunities for medium-density mixed residential use development at a maximum of ten units per gross acre. The RP-3 District provides for a mix of one-, two-, three- and four-family attached and detached dwelling units. While providing for a wide range of dwelling types the RP-3 district may also be appropriate in

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large scale mixed use developments or as a residential re-use option in obsolete commercial or office centers. This district is designed for areas served by publicly provided sanitary sewer.

- B. Uses. Permitted principal and accessory uses, uses permitted as of right but with conditions, and special uses are contained in Table 6-1 in Article 6, Division I.
- C. Height and area regulations.
1. Density, lot size, and lot width: (See Table 6-2 in Article 6, Division I.)
  2. Setback requirements, including minimum front yard, side yard and rear yard standards: (See Table 6-3 in Article 6, Division I.)
  3. Height requirements: (See Table 6-4 in Article 6, Division I.)
  4. Exception to the maximum height requirements is contained in Section 6.050.
  5. In the RP-3 District, an option for reducing required minimum lots sizes while maintaining overall densities is provided through utilization of the "residential cluster option." The "cluster option" allows a developer to cluster residential development into a more compact area, in exchange for providing greater open space and protection of environmentally sensitive areas such as flood plains and animal habitats. With reduction of lot sizes, the "cluster option" also permits savings in road and utility costs to a developer. To be considered for the cluster option, the development proposal:
    - a. shall include a minimum of five (5) acres in size for the overall development; and,
    - b. shall preserve a minimum of 30% open space. Existing natural features such as wooded area, tree groves, or streams will be included in the preserved open space area or areas. Open space areas will be distributed throughout the development area when possible; and,
    - c. shall include pedestrian connectivity with the incorporation of connecting trails, sidewalks, or walking paths that connect either to a perimeter sidewalk or open space area within the development.
- D. Performance and design standards.
1. Design standards are applicable to development in this district: (See Article 8, Division I.)
  2. Parking regulations: (See Article 8, Division II.)
  3. Sign regulations: (See Article 9.)
  4. Landscaping, buffering and tree protection: (See Article 8, Division III.)

#### **Sec. 4.130. RP-4 Planned Apartment Residential District.**

- A. Statement of intent and purpose. The RP-4 Planned Apartment Residential District is established to provide opportunities for medium/high-density residential development. The RP-4 District also provides for a mix of multi-family attached dwelling units and/or apartments. This district is designed for areas served by publicly provided sanitary sewer.
- B. Uses. Permitted principal and accessory uses, uses permitted as of right but with conditions, and special uses are contained in Table 6-1 in Article 6, Division I.
- C. Height and area regulations.
1. Density, lot size, and lot width: (See Table 6-2 in Article 6, Division I.)
  2. Setback requirements, including minimum front yard, side yard and rear yard standards: (See Table 6-3 in Article 6, Division I.)

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3. Height requirements: (See Table 6-4 in Article 6, Division I.)
  4. Exception to the maximum height requirements is contained in Section 6.050.

D. Performance and design standards.

1. Design standards are applicable to development in this district: (See Article 8, Division I.)
2. Parking regulations: (See Article 8, Division II.)
3. Sign regulations: (See Article 9.)
4. Landscaping, buffering and tree protection: (See Article 8, Division III.)
5. In the RP-4 District, a mix of duplexes, triplexes, quadplexes, townhouses and/or apartments is considered appropriate, if effectively sited, landscaped, and buffered and adequate provisions for access and open space are made. Complementary architectural features should be a key element in seamlessly blending the mix of residential uses and densities.

## **DIVISION I. GENERAL PROVISIONS**

### **Sec. 6.020. Permitted, conditional and special use tables.**

- A. Uses that are permitted by right or permitted by right but with conditions and uses permitted as special uses are shown in Table 6-1.
- B. In a PMIX District, permitted uses are specified as part of the zoning approval for each development.
- C. Any use not shown as a permitted, conditional or special use in a zoning district is specifically prohibited in that district.
- D. Uses that are allowed in the PMIX District pursuant to Table 6-1 may be modified by the Governing Body when it is determined that a better overall plan can be achieved.

**Table 6-1**  
**List of Permitted, Conditional and Special Uses**

Use is permitted by right: P  
 Use is permitted by right but with conditions: C  
 Use may be permitted as a special use: S  
 Per approved plan: \*  
 Use is not permitted:

	AG	RDR	RL	R-1	RP-1	RP-2	RP-3	RP-4	PRO	NFO	TNZ	PO	CP-1	CP-2	CBD	CS	PI	AZ	PMIX
<b>PRINCIPAL USES</b>																			
<b>Agriculture</b>																			
Agriculture Operation	C	C																	
Horse Riding Stable, Track or Polo Field (Commercial)	C	C																	*
Plant nursery, garden center, greenhouse (Commercial)	C	C											S	S		S			*
<b>Residential</b>																			
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P								*
Dwelling, Single-Family Attached (Townhouse)					P					P					P				*
Dwelling, Two-Family ("Duplex")						P									P				*
Dwelling, Three-Family ("Triplex")							P	P							P				*





































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**ACCESSORY USES (See Division IV of this article)**

(Ord. No. 6523, § 1, 12-18-2018; Ord. No. 8527, § 1, 12-18-2018; Ord. No. 8683, § 1, 7-16-2019; Ord. No. 9601, § 1, 1-17-2023)

**DIVISION I. GENERAL PROVISIONS**

**Sec. 6.030. Minimum lot size.**

Every property upon which a principal use may be located shall meet or exceed the following requirements for its respective zoning district:

Table 6-2  
 Minimum Lot Sizes

Zoning District	Density	Minimum Lot Size (per unit)	Minimum Lot Width Major Streets**	Minimum Lot Width Other Streets
AG	2 units/10 acres (under the same ownership)	10 acres minimum for either 1 or 2 DU's	330 feet	330 feet
RDR	1 unit/acre	1 acre	150 feet	150 feet
RLL	NA	.5 acre	NA	90 feet
R-1	4 units/acre	8,400 s.f.	NA	70 feet
RP-1*	4 units/acre	6,600 s.f.	NA	60 feet (Single-Family)
RP-2*	7.5 units/acre	6,000 s.f. (Single-Family) 4,500 s.f. (Duplex)	NA	60 feet (Single-Family); 80 feet (Duplex)
RP-3*	10 units/acre	4,000 s.f.	NA	50 feet (Single-Family) — 35 feet per unit for Duplex, Triplex or Fourplex
RP-4	12 units/acre 25 units/acre for Multi-Family	3,500 s.f. for all; except Multi-family requires 30% open space in lieu of min. lot size	NA	35 feet for Single-Family. All other residential types determined at preliminary plan approval
PRO	Max. .25 FAR (Maximum Building Size 2,500 s.f.)	NA	NA	NA

ARTICLE 6. - USE STANDARDS  
DIVISION I. GENERAL PROVISIONS

NFO	N/A	60% Max. Lot Coverage	NA	NA
TNZ	NA	80% Max. Lot Coverage	NA	NA
PO	Max. .55 FAR	1 Acre	175 feet	NA
CP-1	Max. .20 FAR	20,000 s.f.	100 feet	NA
CP-2	Max. .55 FAR	20,000 s.f.	100 feet	NA
CBD	Max. 1.0 FAR	NA	NA	NA
CS	Max. .65 FAR	NA	NA	NA
PI	Max. 1.0 FAR	NA	NA	NA
AZ	Per Approved Plan	NA	NA	NA
PMIX	Densities and lot sizes established as part of zoning approval for each development	As specifically approved per development plan	Per Approved Plan	100 feet

FAR — Floor Area Ratio: Ratio of building square footage to lot square footage.

NA — Not Applicable.

\*The cluster development option in the RP-1, RP-2, and RP-3 may vary the lot size and lot width requirements. See Article 4

\*\* Major streets include highways and existing and proposed 4-lane streets.

**ARTICLE 6.  
 USE STANDARDS**

**DIVISION I. GENERAL PROVISIONS**

**Sec. 6.040. Minimum principal building setbacks.**

All principal buildings on a lot shall be set back from the street rights-of-way lines and property lines bounding the lot no less than the distances shown in Table 6-3:

Table 6-3  
Minimum Principal Building Setbacks

Zoning District	Front Yard*		Side Yard ++	Rear Yard
	Major Street**	All Other Streets		
AG, RDR	100 feet or as established by existing homes on the same side of street	50 feet or as established by existing homes on the same side of street	50 feet	50 feet
RLL	30 feet	30 feet	10 feet	30 feet
R-1	NA	30 feet	7.5 feet	30 feet
RP-1	50 feet	20 feet Bldg. and 25 feet Garage (Front facing) 20 feet (side entry garage)	5 feet	20 feet; 4 feet (Alley Entry Garage)
RP-2	50 feet	20 feet Bldg. and 25 feet Garage (Front facing) 20 feet (side entry garage)	5 feet	20 feet; 4 feet (Alley Entry Garage)
RP-3	50 feet	20 feet Bldg. and 25 feet Garage	SF and 2F- 5 feet All other dwelling types 10-feet from lot	SF and 2F - 20 feet; 4 feet (Alley)

			line and 20-foot separation between buildings	Entry Garage) MF 30 feet
RP-4	50 feet	20 feet	SF and 2F – 5 feet. All other dwelling types 10-feet from lot line and 20-foot separation between buildings	20 feet
PRO	15 feet minimum or within 5 feet of the established median setback of the structures on the adjoining property		15 feet	15 feet
NFO	15 feet minimum or within 5 feet of the established median setback of the structures on the adjoining property		5 feet (except for zero lot line development)	4 feet (Alley Entry Garage)
TNZ	0—15 feet Max. or within 5 feet of the median setback of the structures on adjoining property		5 feet except for zero lot line developments	15 feet; (Alley garage 4 feet)
PO	15 feet Arterial; 0 feet other streets if main entry and any display windows face street otherwise, 15 feet		15 feet, 0 feet for interior lot lines, 20 feet between buildings	20 feet
CP-1	Max. of 0—5 feet for Building	Max. of 0—5 feet for Building	None Required	None Required
CP-2	15 feet Arterial; 0 feet other streets if main entry and any display windows face street, otherwise 15 feet		10 feet, 0 feet for interior lot lines	20 feet
CBD	Max. of 0—5 feet for Building	Max. of 0—5 feet for Building	None Required	None Required
CS	20 feet		20 feet	20 feet
PI	20 feet		10 feet	20 feet

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AZ	Same as PI	Same as PI	Same as PI	Same as PI
PMIX	Setbacks established as part of zoning approval for each planned development			

\* Front yard setback may be reduced by 5 feet if garage is accessed from alley.

\*\* Major streets include highways and existing and proposed 4-lane streets.

++Not applicable for townhouses, except for end units.

### **DIVISION III. MINIMUM DESIGN STANDARDS**

#### **Sec. 7.250. Lots.**

- A. The minimum lot requirements shall be governed by this chapter.
- B. Side lines of lots shall be approximately at right angles to street lines or radial to curved street lines.
- C. Single-tier lots shall not have access to both front and rear streets. Single-tier lots should be avoided when possible.
- D. Unless otherwise approved during rezoning or preliminary development plan review, each lot in a subdivision shall have a minimum of 50 feet of frontage on a public or private street, except that lots on a cul-de-sac or eyebrow shall have a minimum chord of 37.64 feet and a minimum arc distance of 38.59 feet at the front property line. The cul-de-sac or eyebrow minimums are based on a 50-foot radius and a 65-foot width at the 30-foot building line.

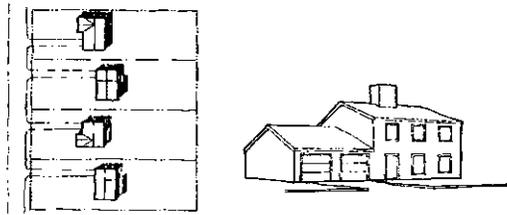
## ARTICLE 15. RULES OF INTERPRETATION AND DEFINITIONS

### DIVISION I. RULES OF INTERPRETATION

### DIVISION II. DEFINITIONS

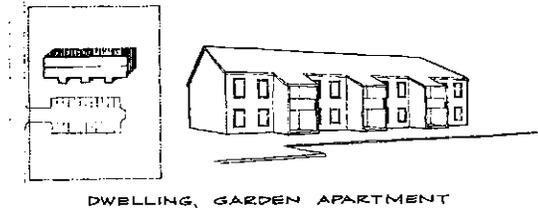
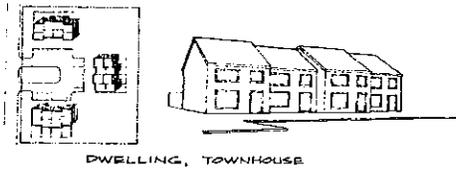
#### Sec. 15.1110. Dwelling.

Dwelling shall mean a room or suite of rooms within an apartment building arranged, intended or designed as a place of residence; or any building, or portion thereof, which is designed, built, leased, rented, let, or hired to be occupied, or which is occupied as the home or residence of three or more families living independently of each other and doing their own cooking in the said building; or a building or portion thereof, designed exclusively for residential occupancy, including one-family, two-family, and multiple dwellings, boarding and lodging houses, apartment houses and apartment hotels, but not hotels, motels, rooming houses, nursing homes, travel trailers, recreational vehicles, manufactured or mobile homes. The following words or terms associated with dwelling shall have the following meanings:



DWELLING, SINGLE-FAMILY DETACHED

- A. Four-family dwelling (fourplex). A dwelling situated on one lot occupied exclusively by four families, respectively, in separate dwelling units living independently of each other.
- B. Garden apartment building. A multi-family dwelling in which a dwelling unit may be located above another.
- C. Loft dwelling. A dwelling located above the first floor of a non-residential use such as a store or office.
- D. Multi-family dwelling. A dwelling situated on one lot occupied by five or more families in separate dwelling units living independently of each other.
- E. Single-family attached dwelling (twin home or townhome). Single family dwellings sharing a common wall but situated on separate lots designed to be occupied exclusively by separate families.



- F. Single-family detached dwelling . A dwelling situated on one lot designed to be occupied exclusively by one family.
- G. Three-family dwelling (triplex) . A dwelling situated on one lot occupied exclusively by three families, respectively, in separate dwelling units living independently of each other.
- H. Two-family dwelling (duplex) . A dwelling situated on one lot occupied exclusively by two families, respectively, in separate dwelling units living independently of each other.
- I. Manufactured home . (See section 15.1730.)
- J. Zero-lot line development dwelling. The location of a building on a lot in such a manner that any portion of one or more of the building's walls rests directly on a side lot line. Each dwelling in a zero-lot line development shall be located on its own individually platted lot.

**Sec. 15.1120. Easement.**

Easement shall mean a grant to the public or a person by the owner of land of the use of a described area of the land for specified purposes, where fee simple title to the land remains with the property owner.

**Sec. 15.1130. Effective date.**

Effective date shall mean the date the ordinance adopting this chapter takes effect.

**Sec. 15.3445. Zero-lot line development dwelling.**

See "Dwelling."

**Sec. 15.3450. Zoning map.**

Zoning map shall mean the Zoning District Maps of the City of Lee's Summit, Missouri.