

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE, CHAPTER 14, OF THE INDEPENDENCE CITY CODE PERTAINING TO THE BILLBOARD SETBACK REQUIREMENTS.

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, clarification was needed to address this requirement and it was decided to revise this item; 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 June 10, 2025, and rendered a report to the City Council recommending the text amendment to the UDO be approved by a vote of 6-1; 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 14-406-03 of Chapter 14, Unified Development Ordinance, is hereby amended to read as follows:

“14-406-03 Setbacks

14-406-03-A. Generally. Each billboard shall have minimum setbacks of (a) at least 25 feet from its nearest edge to the right-of-way and all property lines, and (b) at least 90 feet from all roofed structures, from all points of the billboard.

14-406-03-B. From Highway Interchanges and Bridges. No billboard shall be located adjacent to or within 500 feet of any interchange, intersection at grade. Said 500 feet shall be measured from the beginning or ending of the pavement widening at the exit from or entrance to the main traveled way or if there is no pavement widening, then from the midpoint of the intersection.

14-406-03-C.From Residential Property and Public Areas. No billboard shall be located within 500 feet of land utilized for residential use or for public activity purposes such as schools, parks/~~recreation~~, playgrounds, hospitals, and ~~religious assembly churches~~, **whether said use is located within the City or outside of the City. The distance between the billboard and these uses will be measured in a straight line, without regard to intervening structures or properties, from the closest property line to closest property line.**”

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 _____ DAY OF _____, 2025, 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

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

BILL NO. 25.057

ORDINANCE NO. 19702

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE, CHAPTER 14, OF THE INDEPENDENCE CITY CODE PERTAINING TO THE BILLBOARD SETBACK REQUIREMENTS.

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, clarification was needed to address this requirement and it was decided to revise this item; 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 June 10, 2025, and rendered a report to the City Council recommending the text amendment to the UDO be approved by a vote of 6-1; 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 14-406-03 of Chapter 14, Unified Development Ordinance, is hereby amended to read as follows:

“14-406-03 Setbacks

14-406-03-A. Generally. Each billboard shall have minimum setbacks of (a) at least 25 feet from its nearest edge to the right-of-way and all property lines, and (b) at least 90 feet from all roofed structures, from all points of the billboard.

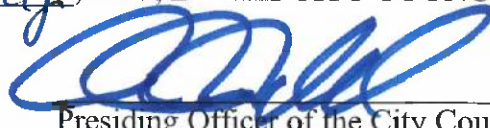
14-406-03-B. From Highway Interchanges and Bridges. No billboard shall be located adjacent to or within 500 feet of any interchange, intersection at grade. Said 500 feet shall be measured from the beginning or ending of the pavement widening at the exit from or entrance to the main traveled way or if there is no pavement widening, then from the midpoint of the intersection.

14-406-03-C.From Residential Property and Public Areas. No billboard shall be located within 500 feet of land utilized for residential use or for public activity purposes such as schools, parks/recreation, playgrounds, hospitals, and religious assembly churches, whether said use is located within the City or outside of the City. The distance between the billboard and these uses will be measured in a straight line, without regard to intervening structures or properties, from the closest property line to closest property line.”

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 July, 2025, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.



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

ATTEST:

Linanne Hollard
City Clerk

APPROVED - FORM AND LEGALITY:

J.M. Co
City Counselor

REVIEWED BY:

Zachary Walker
City Manager



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