



City of Odessa

Planning and Zoning

228 S Second St • PO Box 128 • Odessa, MO 64076
Phone: 816-230-5577 • cityofodessamo.com

PLANNING COMMISSION MEETING AGENDA Thursday, January 15, 2026 6:00pm

CALL TO ORDER	Matt Modlin, Chairman
ROLL CALL	
APPROVAL OF MINUTES	November 20, 2025
PUBLIC COMMENTS	
NEW BUSINESS	<p>REZONING / RZ-01-2026 / PARCEL # 23-1.0-02-1-000-026.010 / 1.48 +/- ACRES / 8th STREET & MASON</p> <p>PROPOSED ZONING CHANGE: CURRENT: SINGLE FAMILY DWELLING DISTRICT (R-1) PROPOSED: TWO-FAMILY DWELLING DISTRICT (R-2)</p> <p>REPLAT / RP-01-2026 / PARCEL # 22-3.0-06-0-000-032.000 / LOT 1 / LOT 2 / ASHER MEADOWS / 510 E. ORCHARD STREET</p>
OLD BUSINESS	Zoning workshop
NEXT MEETING	February 19, 2026
ADJOURN	

Agenda posted at the following locations:
City Hall, 228 S 2nd Street
City's Website: <https://www.cityofodessamo.com>
Emailed to The Odessan
January 9, 2026

A quorum of the Board of Alderman may be in attendance however, no Board votes will be taken.



City of Odessa
Planning and Zoning Commission
Minutes – November 20, 2025

The City of Odessa Planning and Zoning Commission met to hold regular business November 20, 2025 at the Odessa Community Building.

Roll Call:

Present were Matt Modlin chair, Mary Bertram co-chair, Steve Nance secretary, Seth Howerton, and David Badgley. Bill Hunt and Shannon Dupree were absent. City staff present were Cathy Thompson, Finance Director and Jenny Neel, Community Development Coordinator. Also present were Mike Plachte and Hannah Spaar.

Consent Agenda:

Minutes-On motion by, Seth Howerton and seconded by Steve Nance minutes of September 18, 2025 were approved as presented.

Public Hearing: #1, Opened at 6:01 p.m. and closed at 6:02 p.m. with no public comments.

Old Business: None

New Business:

Lot Split / LS25102801 / CITIZEN'S SUBDIVISION / LOT 12A / LOT 12B / 301 E MAIN STREET

On motion by Seth Howerton and seconded by David Badgley, proposed lot split **passed** 5-0.

Discussion: Continued Zoning Workshop

Adjournment:

With a motion by Seth Howerton and seconded by Mary Bertram to adjourn,
the meeting adjourned at 7:26 p.m.

Submitted by: Steve Nance, Secretary



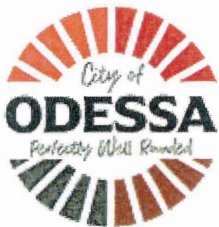
City of Odessa

Planning and Zoning

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STAFF REPORT January 15, 2026

File #:	RZ-01-2026
Type of Application:	Rezoning
Request:	Zoning Change from R-1 to R-2
Applicant:	Jason Weatherman
Property Owner:	Jason Weatherman
Architect:	Marshall Dupree
Site Location:	8 th Street and Mason Street
Existing Zoning:	R-1 Single Family Dwelling District
Proposed Zoning:	R-2 Two-Family Dwelling District
Attachments:	Application Location Map Survey Affidavit of Publication 185' Letter to Neighbors Addresses of Neighbors
Planning Commission:	January 15, 2026
Board of Aldermen:	January 26, 2026
Odessa Staff:	Jenny Neel, Community Development Coordinator
Staff Recommendation:	The proposed R-2 zoning is compatible with the surrounding area, as there are existing properties zoned R-2 in close proximity to the subject property. Staff recommends that the Planning and Zoning Commission approve the rezoning request from R-1 to R-2.



City of Odessa

Application for Rezoning

228 S Second St • PO Box 128 • Odessa, MO 64076
Phone: 816-230-5577 • cityofodessamo.com

For Office Use Only: Case No: _____ Filing Date: _____

P&Z Date: _____ BOA Date: _____ Staff Initial: _____

Payment Validation Stamp

Fee: \$150.00 + publication costs

Applicant/Owner Information

Applicant Name: Jason Weatherman **Company:** ibuildKC

Street Address: 3552 E OLD HWY 40 **City:** Bates City **State:** MO **Zip:** 64011

Phone: _____ **Cell:** 816-456-8970 **Email:** ibuildkansascity@gmail.com

Property Owner Name (if different than applicant): N/A

Street Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Phone: _____ **Cell:** _____ **Email:** _____

Firm Preparing the Plat (if different than applicant): N/A

Street Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Phone: _____ **Cell:** _____ **Email:** _____

*All correspondence on this application should be sent to (check one): ☒ Applicant ☒ Property Owner ☐ Firm

Rezoning Request

The applicant is hereby requesting a zoning change from R1 classification
to R2 classification.

Project Details

General Location or Address of Property: CORNER OF 8th STREET & WEST MASON STREET

Property Area in Acres and/or Square Feet: 1.5 ACRES

Present Use of the Property: VACANT LAND

Proposed Use of the Property: 2 DUPLEX STRUCTURES

Lafayette County, MO



Legend

- Address Point
- + Railroad
- Road
 - <all other values>
 - Interstate
 - United States Highway
 - State Highway
 - State Route
- Parcel
- Cartography Line
 - <all other values>
 - Easement Carto
 - Parcel Owner Hook
- Original Lot
- Water Boundary
- County Boundary



137.3 0 68.67 137.3 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

CERTIFICATE OF SURVEY

A BOUNDARY RETRACEMENT
IN THE NE1/4 NE1/4 SECTION 2, T48N, R28W,
LAFAYETTE COUNTY, MISSOURI



DESCRIPTION OF RECORD.

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 48 NORTH OF THE BASE LINE, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN LAFAYETTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 8, BLOCK 3, COBB'S ADDITION TO ODESSA, MISSOURI; THENCE NORTH PARALLELING 8TH STREET 168.7 FEET TO THE POINT OF BEGINNING; THENCE NORTH, 261.3 FEET; THENCE NORTH 89°24'4" EAST 400.4 FEET TO A POINT ALONG THE WEST RIGHT-OF-WAY OF 8TH STREET; THENCE SOUTH ALONG SAID RIGHT-OF-WAY 02°23'42"W 50.0 FEET; THENCE SOUTH 88°02'04"W, 149.81'; THENCE S02°06'30"W, 122.55'; THENCE SOUTH 89°24'4" WEST 150.0 FEET; THENCE SOUTH 123.3 FEET; THENCE SOUTH 89°24'4" WEST 94.0 FEET; THENCE SOUTH 88.0 FEET; THENCE SOUTH 89°24'4" WEST, 156.4 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MISSOURI, AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (20 CSR 2030-16), ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. IF THIS DOCUMENT DOES NOT HAVE AN EMBOSSED SEAL AND A STAMP IN RED INK, IT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS.

SISCO LAND SURVEYING, LLC

PO BOX 84
LEXINGTON, MO 64067
PHONE (660) 259-2800
siscolandsurveying@gmail.com

MISSOURI STATE CERTIFICATE
OF AUTHORITY #2013006653

THOMAS G. SISCO
MO P.L.S. 2003013180

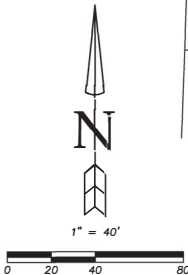
SURVEY
FOR: JASON WEATHERMAN
3552 E OLD 40 HWY
BATES CITY, MO 64011

DATE: JULY 5, 2024

PROJECT #: SLS-24-136

NOTES.

1. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DEVELOPED FROM GPS OBSERVATIONS.
2. RECORDED DEED INFORMATION FOR THE SURVEYED TRACT CAN BE FOUND IN DOCUMENT 2017DR2531.
3. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A RURAL CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CSR 2030-16.040).
5. REFERENCE A PREVIOUS SURVEY BY LS 1334 DATED 10/3/1978.



● = FOUND 1/2" IRON BAR

Affidavit of Publication

Date: December 25, 2025

STATE OF MISSOURI
COUNTY OF LAFAYETTE

} ss

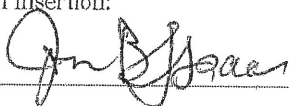
John B. Spaar, being duly sworn according to law, states that he is the co-publisher of The Odessan (a combination and continuation of The Missouri Ledger and The Odessa Democrat) a weekly newspaper located, printed and published in the City of Odessa in Lafayette County, Missouri; that said newspaper, for a period of three years and more prior to the date of the first insertion of the publication herein referred to, was, ever since said date has been, and now is published regularly and consecutively; that during all said time said newspaper has been, and now is a newspaper of general circulation in said County; that during all said time said newspaper has been and now is admitted to the post office as second class matter in said City of Odessa, Missouri, the City of publication; that during all said time said newspaper has had, and now has, a list of bona fide subscribers voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription, for a definite period of time; that said newspaper, during all said time, has complied with and now complies with the provisions of an Act of the 62nd General Assembly of the State of Missouri, entitled "Public Advertisements," approved August 2, 1943, and known as Section 14968, and that said notice was in all respects published in compliance with the provisions of said Section; and that the said notice hereto attached was published in said newspaper once a week for one week(s) as follows:

First Insertion: December 25, 2025

Second Insertion:

Third Insertion:

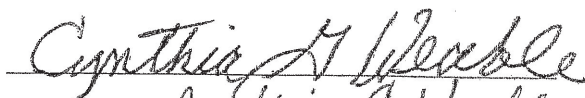
Fourth Insertion:

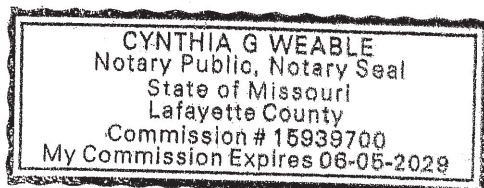


John B. Spaar, co-publisher

Subscribed and sworn to before me this day of
December 26, 2025

Witness my hand and official seal.


Notary Public: Cynthia G. Weable
My commission expires: 6-5-29



PUBLIC NOTICE

City of Odessa

Rezoning / RZ-1-2026

"R-1" (Single Family) to "R-2" (Two Family)

8th Street & Mason

Parcel # 23-1.0-02-1-000-026.010

Notice is hereby given that a public hearing will be held by the Planning & Zoning Board of the City of Odessa on Thursday, January 15, 2026, at 6:00 p.m. at the Dyer Park Community Bldg., located at 601 W Main Street, Odessa, Mo. for the purpose of hearing interested parties and citizens on the requests by the property owner, Jason Weatherman, for request of an approval to rezone from "R1" Single Family Dwelling District to "R2" Two Family Dwelling District, consisting of 1.5 +/- acres. Interested parties may view the application materials on file by contacting the Community Development Department via email at jenny.neel@cityofodessamo.com or at City Hall, 228 S 2nd Street, Odessa, MO. The site is legally described as follows:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8, BLOCK 3, COBBS ADDITION TO ODESSA, MISSOURI. THENCE NORTH PARALLELING 8TH STREET 168.7 FEET TO THE POINT OF BEGINNING. THENCE NORTH 261.3 FEET. THENCE NORTH 89°24'4" EAST 400.4 FEET TO A POINT ALONG THE WEST RIGHT OF WAY OF 8TH STREET. THENCE SOUTH ALONG SAID RIGHT OF WAY 50 FT. THENCE SOUTH 89°24'4" WEST 150 FEET. THENCE SOUTH 123.3 FEET. THENCE SOUTH 89°24'4" WEST 94.0 FEET. THENCE SOUTH 88.0 FEET. THENCE SOUTH 89°24'4" WEST 156.4 FEET TO THE POINT OF BEGINNING.

CITY OF ODESSA

Planning Commission

The Board of Aldermen of the City of Odessa will also hold a public hearing on the above noted rezoning of property from "R1" Single Family Dwelling District to "R2" Two Family Dwelling District on Monday, January 26, 2026 at 6:00 p.m. located at Dyer Park Community Bldg., located at 601 W Main Street, Odessa, Mo, to consider the application and the recommendation of the Planning & Zoning Commission.

Published in The Odessan, Odessa, Missouri, Thursday, December 25, 2025



City of Odessa

Planning and Zoning

228 S Second St • PO Box 128 • Odessa, MO 64076
Phone: 816-230-5577 • cityofodessamo.com

December 18, 2025

Ref: Public Hearing: Rezoning / RZ-1-2026
8th Street & Mason
R-1 (Single Family) to R-2 (Two Family)
Parcel # 23-1.0-02-1-000-026.010

Dear Property Owner:

A Public Hearing will be held by the Planning and Zoning Commission of the City of Odessa to receive comments from interested parties and citizens relative to a request by Jason Weatherman, applicant/owner, regarding a proposed zoning change for the 1.5 +/- acres, a vacant lot at 8th Street and Mason Street. The current zoning is R-1 Single Family Dwelling District. The proposed zoning for the lot is R-2 Two Family Dwelling District.

A Public Hearing will also be held by the Board of Aldermen of the City of Odessa on the above noted rezoning of the property from R-1 Single Family Dwelling District to R-2 Two Family Dwelling District.

You are receiving this notice because County records indicate you own property within 185 feet of the boundary of the site in question.

Interested parties may view the application materials on file by contacting the Community Development Department via email at jenny.neel@cityofodessamo.com or at City Hall at 228 S 2nd Street, Odessa, MO

The hearings will be held in the Dyer Park Community Bldg. located at 601 W Main Street, Odessa, MO on the following dates:

Planning and Zoning Commission – Thursday, January 15, 2026 @ 6:00 PM

Board of Aldermen – Monday, January 26, 2026 @ 6:00 PM

Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 230-5577 ext. 2.

Very truly yours,

CITY OF ODESSA

Jenny Neel

Community Development Coordinator

Enc.



Owner	Address	City	State	Zip
James & Kellie Townsend	203 S. 8th St.	Odessa	MO	64076
Michael & Brittany Poggemeier	205 S. 8th St.	Odessa	MO	64076
Kolby & Hailee Williams	207 S. 8th St.	Odessa	MO	64076
Vincent Barker	209 S. 8th St.	Odessa	MO	64076
Luke Herring	805 W. Dryden	Odessa	MO	64076
Terry Sickler	805 W. Dryden	Odessa	MO	64076
Kailey & Mason Hall	809 W. Dryden	Odessa	MO	64076
Larry & Kisha Tripp	811 W. Dryden	Odessa	MO	64076
Janel & Robert Levy	815 W. Dryden	Odessa	MO	64076
North Park Rentals LLC	901 W. Dryden	Odessa	MO	64076
Thomas & Carolyn Anderson Trust	West Main	Odessa	MO	64076
Zachery Raines	111 S. 8th St.	Odessa	MO	64076
David Bresnak	721 W. Mason St.	Odessa	MO	64076
North Park Rentals LLC	720 W. Mason St.	Odessa	MO	64076

DIVISION 6. - R-1D LARGE LOT SINGLE-FAMILY DWELLING DISTRICT

Sec. 50-168. - Area regulations.

- (a) *Front yard.* All buildings shall be set back from street right-of-way lines to comply with the following front yard requirement: The minimum depth of the front yard shall be 50 feet.
- (b) *Side yard.*
 - (1) For dwellings located on interior lots there shall be a side yard on each side of the main building of not less than 30 feet. For unattached buildings of accessory use there shall be a side yard of not less than ten feet; provided, however, that an unattached one-story building of accessory use shall not be required to be set back more than five feet from an interior side lot line when all parts of the accessory building are located not more than 50 feet from the rear property line.
 - (2) For dwellings and accessory buildings located on corner lots there shall be a side yard setback from the intersecting street of not less than 35 feet.
- (c) *Rear yard.* There shall be a rear yard for a main building of not less than 35 feet or 25 percent of the depth of the lot, whichever amount is smaller. Unattached buildings of accessory use may be located in the rear yard of a main building but no accessory building shall be located within five feet of the rear lot line.
- (d) *Lot width.* For dwellings there shall be minimum lot width of 150 feet at the front of the building line.

(Ord. No. 2838, § 1(8.200-6.1), 1-9-2012)

Sec. 50-169. - Height regulations.

No building shall exceed 2.5 stories or 35 feet in height. The height of a residential structure is measured from the highest point of the roofline to finished grade.

(Ord. No. 2838, § 1(8.200-6.2), 1-9-2012)

Sec. 50-170. - Intensity of use.

- (a) *Lot size.* For each dwelling and buildings accessory to that dwelling, there shall be a lot area of not less than 40,000 square feet.
- (b) *Minimum dwelling floor area.* Every dwelling unit shall have a minimum floor area of 2,000 square feet, exclusive of basements, open or screened porches, garages and other like spaces.
- (c)

Lot coverage. Main and accessory buildings shall not cover more than 30 percent of the lot area. Accessory buildings shall not cover more than 20 percent of the rear yard. New accessory structures such as a shed, barn or garage may only occupy a lot in a residential zone if there is a principal dwelling on the same lot.

- (d) *Minimum lot area-reduction permitted when.* In the R-1D zone, if the overall density of lots per acre meets the requirements of the particular zone classification, the minimum lot size may be reduced to 75 percent of the minimum for not more than 25 percent of the lots within the area being subdivided. Minimum lot size reductions as described above require planning and zoning board approval.

(Ord. No. 2838, § 1(8.200-6.3), 1-9-2012)

Secs. 50-171—50-193. - Reserved.

DIVISION 8. - R-2 TWO-FAMILY DWELLING DISTRICT

Sec. 50-220. - General description.

This is a residential district to provide for a slightly higher population density but with basic restrictions similar to the R-1 district. The principal use of land is for single-family and two-family dwellings and related recreational, religious and educational facilities normally required to provide a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment. Internal stability, attractiveness order and efficiency are encouraged by providing for adequate light, air and open space for dwelling and related facilities and through the consideration of the proper functional relationship and arrangement of each element.

(Ord. No. 2429, § 1(8.201-1), 11-13-2000)

Sec. 50-221. - Uses permitted.

Property and buildings in a R-2 Two-Family Dwelling District shall be used only for the following purposes:

- (1) Any uses permitted in a R-1 Single-Family Dwelling District.
- (2) Two-family dwellings or a single-family dwelling and a garage apartment.
- (3) Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

(Ord. No. 2429, § 1(8.201-2), 11-13-2000)

Sec. 50-222. - Uses permitted on review.

Any use permitted on review in a R-1 Single-Family Dwelling District may be permitted on review by the city planning and zoning commission.

(Ord. No. 2429, § 1(8.201-3), 11-13-2000)

Sec. 50-223. - Area regulations.

(a) *Front yard.* All buildings shall be set back from the street right-of-way lines to comply with the following front yard requirements:

- (1) The minimum depth of the front yard shall be 25 feet.
- (2) If 25 percent or more of the lots on one side of the street between two intersecting streets are improved with buildings all of which have observed an average setback line of greater than 25 feet and no building varies more than five feet from this average setback line, then no building shall be erected closer to the street line than the minimum setback so established by the existing building; but this regulation shall not require a front yard of greater depth than 40 feet.
- (3) When a yard has double frontage the front yard requirements shall be provided on both streets.

(b) *Side yard.*

- (1) For dwellings located on interior lots, there shall be a side yard on each side of the main building of not less than ten feet; provided, however, that for lots of record prior to the effective date of the ordinance from which this division is derived there shall be a side yard for dwellings on each side of the main building of not less than ten percent of the lot width, except as herein provided in section 50-490. For unattached buildings of accessory use there shall be a side yard of not less than five feet; provided, however, that unattached one-story buildings of accessory use shall not be required to be set back more than three feet from an interior side lot line when all parts of the accessory building are located not more than 50 feet from the rear property line.
- (2) For dwellings and accessory buildings located on corner lots there shall be side yard set back from the intersecting street of not less than 15 feet in case such lot is back to back with another corner lot and 20 feet in every other case. The interior side yard is the same as for dwellings and accessory buildings as for an interior lot.
- (3) Churches and main and accessory buildings, other than dwellings and buildings accessory to dwellings, shall be set back from all exterior and interior lot lines a distance of not less than 35 feet.

(c)

Rear yard. For main buildings, other than garage apartments, there shall be a rear yard of not less than 20 feet or 20 percent of the depth of the lot, whichever is smaller. Garage apartments may be located in the rear yard of a single-family dwelling but shall not be located closer than ten feet to the rear lot line. Unattached buildings of accessory use may be located in the rear yard of a main building; but no accessory building shall be located within five feet of the rear lot line.

(d) *Lot width.* For single-family dwellings, two-family dwellings or single-family dwellings and garage apartments, there shall be a minimum lot width of 80 feet at the front building line, except for lots of record prior to the effective date of the ordinance from which this division is derived for which there shall be a minimum lot width of 50 feet at the front building line and such lot shall abut on a street for a distance of not less than 35 feet.

(e) *Intensity of use.*

(1) For each single-family dwelling and accessory buildings there shall be a lot of not less than 8,400 square feet.

(2) For each two-family dwelling and accessory buildings there shall be lot area of not less than 8,400 square feet. A garage apartment located on the same lot with a single-family dwelling shall have the same area requirements as a two-family dwelling. In all other cases, a garage apartment shall be provided with the same lot area required by a single-family dwelling.

(3) Where a lot has less area than herein required and all boundary lines of that lot touch lands under other ownership on the effective date of the ordinance from which this division is derived, that lot may be used for any use, except churches, permitted in the R-1 single-family district.

(4) For churches and main and accessory buildings, other than dwellings and buildings accessory to dwellings, the lot area shall be adequate to provide the yard areas required by this section and the required off-street parking area.

(f) *Coverage.* Main and accessory buildings shall not cover more than 30 percent of the lot area. Accessory buildings shall not cover more than 20 percent of the rear yard.

(Ord. No. 2429, § 1(8.201-4), 11-13-2000; Ord. No. 2721, § 2, 7-28-2008)

Sec. 50-224. - Height regulations.

No building shall exceed 2.5 stories or 35 feet in height, except as provided in section 50-491.

(Ord. No. 2429, § 1(8.201-5), 11-13-2000)

Sec. 50-225. - Off-street parking.

Off-street parking shall be provided in this district in accordance with the following schedule and article III of this chapter:

- (1) Dwelling: two parking spaces for each dwelling unit.
- (2) Garage apartments: two parking spaces for each dwelling unit.
- (3) Guest rooms: one parking space for each lodging room.
- (4) Parking and driveway size, location and configurations:
 - a. Individual parking spaces, regardless of shape, shall provide a clear rectangular parking area of not less than nine feet in width and a length of not less than 20 feet (plus required accessibility space as required for disabled parking where applicable).
 - b. Parking space shall be provided at a location off public right-of-way and outside of the sight clearance triangle at right-of-way intersections as prescribed elsewhere in this Code.
 - c. Driveway widths, locations and approach configurations shall be constructed in accordance with this Code.
 - d. Driveway and parking areas shall be constructed and maintained with asphalt, concrete or other approved paving materials capable of supporting all vehicles used thereon, in all weather conditions, without emitting dust or mud onto an adjacent street or adjoining property during normal and customary use.

(Ord. No. 2429, § 1(8.201-6), 11-13-2000)

Secs. 50-226—50-243. - Reserved.



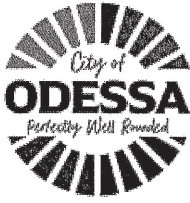
City of Odessa

Planning and Zoning

228 S Second St • PO Box 128 • Odessa, MO 64076
Phone: 816-230-5577 • cityofodessamo.com

STAFF REPORT January 15, 2026

File #:	RP-01-2026
Type of Application:	Replat
Request:	Replat of All of Lots 3 & 4, Alumbaugh's Subdivision and Part of The NW ¼, Section 6-T.48-R.27 into Lots 1 and 2 Asher Meadows.
Applicant:	Thomas Asher
Property Owner:	Thomas Asher
Surveyor:	Edwin Gard
Site Location:	510 E. Orchard St.
Zoning:	R-1 Single Family Dwelling District
Attachments:	Application Location Map Survey
Planning Commission:	January 15, 2026
Board of Aldermen:	January 26, 2026
Odessa Staff:	Jenny Neel, Community Development Coordinator
Staff Recommendation:	Staff recommends approval of the proposed replat. Approval of the replat will not create adverse impacts on adjacent properties.



City of Odessa

Platting & Lot Split Application

Community Development
228 S Second St • PO Box 128 • Odessa, MO 64076
Phone: 816-230-5577 • cityofodessamo.com

Date Filed:

12/16/25

Date Finished:

File No:

RP-01-2026

CLASSIFICATION

☒ Lot Split

☒ Re-Plat

PLATTING(SUBDIVISIONS) DESCRIPTION

Proposed Subdivision Name: ASHER MEADOWS

Number of Lots to be Created: 2

General Location: Orchard Street east of Johnson Drive

LOT SPLITS ONLY

Lot Number: 3 & 4 Block Number: N/A

Subdivision: Alumbaugh's Subdivision
and part NW 1/4, Sec 6-48-27

APPLICANTS (List any others on back if needed)

Applicant: Thoman C. Asher Address: 510 E. Orchard Street, Odessa

Relationship to Project: ☒ Owner ☐ Agent for Owner ☐ Other: _____

Phone Number: (816) 591-0868

Signature: _____

Erwin W. Gard, PLS-1449
for: Thomas C. Asher

Applicant: _____ Address: _____

Relationship to Project: ☐ Owner ☐ Agent for Owner ☐ Other: _____

Phone Number: _____ Signature: _____

SURVEY PLAT PREPARED BY

Name of Land Surveyor: Erwin W. Gard

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DOCUMENTS SUBMITTED WITH THIS APPLICATION

Minor Subdivision plat drawing

FEE

Lot Splits = \$100.00

Preliminary Plat = \$150.00

Final Plat = \$150.00

Date Paid: Receipt No.:

Lafayette County, MO



Legend

- Address Point
- Railroad
- Road
 - <all other values>
 - Interstate
 - United States Highway
 - State Highway
 - State Route
- Parcel
- Cartography Line
 - <all other values>
 - Easement Carto
 - Parcel Owner Hook
- Original Lot
- Water Boundary
- County Boundary



Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

USE TABLE

Key to Use Table:

P = Permitted (By Right). Uses identified in a zoning district column of the Use Table with a "P" are "permitted by right" and shall be permitted in such zoning district, subject to such special use regulations as may be indicated in the "conditions" column and all other requirements of this Development Code.

C = Conditional Uses. Uses identified in a zoning district column of the Use Table with a "C" are "conditional uses" and shall be permitted in such zoning district if reviewed and approved in accordance with the standards of the conditional use section of the code of ordinances.

NP = Not Permitted. Uses identified in a zoning district column of the Use Table with a "NP" are "not permitted" and are not allowed in such zoning district unless otherwise expressly permitted by other regulations of this Development Code.

USE TABLE

	Residential				Non-residential					
	A	R-1	R-2	R-3	C-1	C-2	C-3	I-1	I-2	PUD
Residential Uses										
Assisted Living	NP	NP	NP	P	P	P	NP	NP	NP	
Duplex	NP	NP	P	P	NP	NP	NP	NP	NP	
Group Home, Ltd. (1—8)	NP	P	P	P	NP	NP	NP	NP	NP	
Group Home, Gen. (9+)	NP	NP	NP	P	C	NP	NP	NP	NP	
Group Residential										
Manufactured Home Dev.										
Modular Home										
Mobile Home Dev.										
Multi-Family	NP	NP	NP	P	C	C	C	NP	NP	
Single-Family, Attached	NP	NP	C	C	NP	NP	NP	NP	NP	
Single-Family, Detached	NP	P	NP	NP	NP	NP	NP	NP	NP	

[illegible]

[illegible]

[illegible]

ADULT ENTERTAINMENT ESTABLISHMENT	An establishment used or intended to be used for commercial entertainment or having ten percent (10%) or more of its stock for sale or viewing of matters depicting, describing or relating to sexual conduct for the enjoyment of the patrons.[3]
AGRICULTURAL PROCESSING	The initial processing of crop-based agricultural products that is reasonably required to take place in close proximity to the site where such products are produced. Typical uses include grain mills.
AGRICULTURAL SALES AND SERVICE	A use primarily engaged in the sale or rental of farm tools and implements, feed and grain, tack, animal care products and farm supplies. This definition excludes the sale of large implements, such as tractors and combines, but includes food sales and farm machinery repair services that are accessory to the principal use.
AGRICULTURAL USES	The use of a tract of land of not less than ten (10) acres for the growing of crops, pasturage or nursery, including the structures necessary for carrying out farming operations and the dwellings of these owning or operating the premises, member of the family thereof or persons employed thereon and the family thereof. The use of land for the production of livestock, dairy products, poultry or poultry products.
AGRICULTURE, LIMITED	The use of land for the production of row crops, field crops, tree crops or timber.
AIRPORT OR AIRSTRIP	Any public or privately owned or operated ground facility designed to accommodate landing and takeoff operations of aircraft, including all taxiways, aircraft storage and tie-down areas, hangars and other necessary buildings and open spaces.
ANIMAL CARE, GENERAL	A use providing animal care, boarding or veterinary services with outdoor animal runs. (See "ANIMAL CARE, LIMITED" and "KENNEL").
ANIMAL CARE, LIMITED	A use providing animal care, boarding or veterinary services for household pets, with no outdoor animal runs. (See "ANIMAL CARE, GENERAL" and "KENNEL").
ANIMAL CARE, WILDLIFE REHABILITATION	A use providing for rehabilitation of wild animals that are Missouri native small mammals pursuant to a wildlife rehabilitation permit issued by the Missouri Department of Conservation, with no outdoor animal runs.
BANK OR FINANCIAL INSTITUTION	Establishments engaged in deposit banking. Typical uses include commercial banks, savings institutions and credit unions and automated teller machines.
BAR OR TAVERN	An establishment where fifty percent (50%) or more of gross income is derived from the sale of alcoholic beverages by the drink for consumption on the property and where the serving of food and non-alcoholic beverage for consumption on the property and the sale of package liquors may

	be accessory uses.
BASIC INDUSTRY	A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials. Typical uses include distilleries; pulp processing and paper products manufacturing; glass manufacturing; brick manufacturing; steel works; tanneries; acid manufacturing; cement, lime, gypsum or plaster of Paris manufacturing; fertilizer or chemical manufacturing; and petroleum refineries.
BED AND BREAKFAST	A dwelling or portion thereof that contains guest rooms that short-term lodging, with or without meals, is provided for compensation.
CABINET/CARPENTRY SHOP	A use primarily engaged in the manufacturing or assembly of custom wood products for residential or business uses. This use does not include the large-scale, mass manufacture of wood products such as furniture.
CAR WASH	A use primarily engaged in cleaning or detailing motor vehicles, whether self-service, automatic or by hand.
CEMETERY	Property used for interring of the dead, including mausoleums.
CLUB, PRIVATE	A use providing meeting, recreational or social facilities for a private association, primarily for use by members and guests. Typical uses include private social clubs, lodges and fraternal organizations.
COLLEGE OR UNIVERSITY	An institution of higher education offering undergraduate or graduate degrees.
COMMUNICATION TOWER	AM/FM radio, television and microwave transmission towers and accessory equipment and buildings.
COMPOST FACILITY	A commercial or public solid waste processing facility where yard or garden waste is transformed into soil or fertilizer by biological decomposition.
COMPREHENSIVE MARIJUANA FACILITY	A "Comprehensive Facility" as defined by Article XIV, Section 2, of the Missouri Constitution, a Comprehensive Marijuana Cultivation Facility, a Comprehensive Marijuana Dispensary Facility, or a Comprehensive Marijuana-Infused Products Manufacturing Facility.
COMPREHENSIVE MARIJUANA CULTIVATION FACILITY	A facility licensed by the Missouri Department of Health and Senior Services to acquire, cultivate, process, package, store on-site or off-site, transport to or from, and sell Marijuana, Marijuana seeds, Marijuana vegetative cuttings (clones) to a Medical Marijuana Facility, Comprehensive Marijuana Facility, or Marijuana

	Testing Facility. A Comprehensive Marijuana Cultivation Facility need not segregate or account for its Marijuana products as either non-medical Marijuana or medical Marijuana. A Comprehensive Marijuana Cultivation Facility's authority to process Marijuana shall include the creation of Prerolls, but shall not include the manufacture of Marijuana-Infused Products.
COMPREHENSIVE MARIJUANA DISPENSARY FACILITY	A facility licensed by the Missouri Department of Health and Senior Services to acquire, process, package, store on-site or off-site, sell, transport to or from, and deliver Marijuana, Marijuana seeds, Marijuana vegetative cuttings (clones), Marijuana-Infused Products, and drug paraphernalia used to administer Marijuana as allowed by applicable law to a qualifying patient or primary caregiver, as defined by law, or to a consumer, anywhere on the licensed property or to any address as directed by the patient, primary caregiver, or consumer and consistent with the limitations of applicable laws and as otherwise allowed by law, to a Comprehensive Marijuana Facility, a Marijuana Testing Facility, or a Medical Marijuana Facility. Comprehensive Marijuana Dispensary Facilities may receive transaction orders at the dispensary directly from the consumer in person, by phone, or via the internet, including from a third party. A Comprehensive Marijuana Dispensary Facility need not segregate or account for its Marijuana products as either non-medical Marijuana or medical Marijuana, but shall collect all appropriate tangible personal property sales tax for each sale, as set forth in Article XIV of the Missouri Constitution and provided for by general or local law. A Comprehensive Marijuana Dispensary Facility's authority to process Marijuana shall include the creation of Prerolls.
COMPREHENSIVE MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY	A facility licensed by the Missouri Department of Health and Senior Services to acquire, process, package, store, manufacture, transport to or from a Medical Marijuana Facility, Comprehensive Marijuana Facility, or Marijuana Testing Facility, and sell Marijuana-Infused Products, Prerolls, and Infused Prerolls to a Comprehensive Marijuana Dispensary Facility, a Marijuana Testing Facility, or another Comprehensive Marijuana-Infused Products Manufacturing Facility. A Comprehensive Marijuana-Infused Products Manufacturing Facility need not segregate or account for its Marijuana products as either non-medical Marijuana or medical Marijuana.
CONDITIONAL USE	A use permitted in a particular zoning district only upon showing that such use in a specific location will comply with all the conditions and standards for the location or operation of such use as specified in the Chapter and authorized by the Board of Aldermen.
CONDOMINIUM	A building, group of buildings or property that units are owned individually with the common elements owned by all the owners on a proportionate, undivided basis.

CONSTRUCTION SALES AND SERVICE	A use engaged in the retail or wholesale of materials used in the construction of buildings or other structures and the outdoor storage of construction equipment or materials on lots other than construction sites. Typical uses include lumberyards, home improvement centers, lawn and garden supply stores, electrical, plumbing, air conditioning and heating supply stores, swimming pool sales, construction contractors' storage yards and construction equipment rental establishments.
CONVALESCENT CARE	A use providing bed care and in-patient services for persons needing regular medical attention, but excluding facilities for the care and treatment of mental illness, alcoholism, narcotics addiction, emergency medical services or communicable disease. Typical uses include nursing homes.
CORRECTIONAL FACILITY	A facility providing housing and care for individuals confined for violations of law.
CULTURAL SERVICE	A facility providing cultural and educational services to the public. Typical uses include museums, art museums, observatories, planetariums, botanical gardens, arboretums, zoos and aquariums.
DAY CARE	A use that provides care, protection and supervision for individuals on a regular basis away from their primary residence for less than twenty-four (24) hours per day.
DAY CARE, COMMERCIAL	A day care conducted in a structure other than a private residence.
DAY CARE, GENERAL	A day care establishment conducted in a private residence that provides care for seven (7) to ten (10) individuals at any one time, excluding those persons related to and residing in the home of the day care provider.
DAY CARE, LIMITED	A day care establishment conducted in a private residence that provides care for four (4) to six (6) individuals at any one time, excluding those persons related to and residing in the home of the day care provider.
DWELLING, MULTI-FAMILY	A dwelling on a single lot containing three (3) or more dwelling units where each is totally separated from the others.
DWELLING, SINGLE-FAMILY, ATTACHED	A dwelling unit attached to one (1) or more dwelling units by common vertical walls and each dwelling unit is located on a separate lot. This definition may include the term zero lot line, twin house or patio house.
DWELLING, SINGLE-FAMILY, DETACHED	A dwelling unit entirely surrounded by open space on the same lot.

DWELLING, TOWN HOUSE	A dwelling unit of at least three (3) such units where each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one (1) or more common walls.
FLEXTECH	A use combining office and warehousing; office and light assembly; or office, warehousing and light assembly activities within the same building. Flextech buildings typically have office storefronts on one (1) side of the structure and loading docks or roll-up doors on the other side. Loading and service areas are screened from view of public right-of-way, public recreation facilities and lower intensity zoning districts. Flextech uses may involve retail sales of merchandise as an accessory use.
FOOD/BAKERY PRODUCT MANUFACTURING	A use engaged in the manufacture of food and food products, including non-retail bakeries, canning facilities and creameries.
FUNERAL HOME	A building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation, but shall not include facilities for cremation.
GAS AND FUEL SALES/STORAGE	The use of a site for bulk storage and distribution and sales of flammable liquid, gas or solid fuel, excluding below-ground storage that is clearly ancillary to an allowed principal use on the site.
GOLF COURSE	A facility providing private or public golf recreation services and support facilities. This definition shall exclude miniature golf courses and golf driving ranges except those that are clearly accessory uses.
GOVERNMENT SERVICE	Buildings or facilities owned or operated by a government entity and providing services for the public, excluding utilities and park and recreation services. Typical uses include administrative offices of government agencies and utility billing offices.
GREENHOUSE	A building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of delicate or out-of-season plants for subsequent sale or for personal enjoyment.
GROUP HOME, GENERAL	A facility providing twenty-four (24) hour care in a protected living environment for more than eight (8) persons with physical or mental disabilities and any number of caregivers.

GROUP HOME, LIMITED	A facility providing twenty-four (24) hour care in a protected living environment for no more than eight (8) persons with physical or mental disabilities and up to two (2) house parents or caregivers.
GROUP RESIDENTIAL	The use of a site for occupancy by groups of more than five (5) persons, not defined as a family, on a weekly or longer basis. Typical uses include fraternity or sorority houses, dormitories, residence halls and boarding or lodging houses. The term "group residential" does not include "group homes".
HEALTH CLUB	A facility where members or non-members use equipment or space for the purpose of physical exercise.
HELIPORT OR HELIPAD	An area, either on the ground or on a building, used as a landing pad for helicopters to pick up or discharge passengers or cargo.
HOME OCCUPATION	An activity carried out for compensation in a residential dwelling unit.
HOSPITAL	An institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities.
HOTEL OR MOTEL	A facility used, maintained or advertised as a place where sleeping accommodations, in rooms without individual kitchens, are supplied for short-term rent to transient guests. Typical uses include hotels and motels.
KENNEL	An establishment licensed to operate a facility housing dogs, cats or other household pets and where grooming, breeding, boarding, training or selling of animals is conducted as a business.
LANDFILL	A disposal facility employing an engineered method of disposing of solid waste, including demolition and construction debris.
LAUNDRY SERVICE	A use that is primarily engaged in the large-scale washing or cleaning of laundry, rugs and similar materials. This definition does not include laundromat or dry cleaning pickup stations.
MANUFACTURED HOME DEVELOPMENT	A site with required improvements and utilities for the long-term placement of manufactured homes for dwelling purposes. Services and facilities for residents of the development may also be included on the site.

MANUFACTURED HOUSING UNIT	A transportable, factory-built structure that is manufactured in accordance with the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401) and that is designed to be used as a single dwelling unit.
MANUFACTURING AND ASSEMBLY	An establishment engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products and incidental storage, sales and distribution of such products, but excluding basic industry.
MARIJUANA FACILITY	A Comprehensive Marijuana Cultivation Facility, Comprehensive Marijuana Dispensary Facility, Marijuana Testing Facility, Comprehensive Marijuana-Infused Products Manufacturing Facility, Microbusiness Wholesale Facility, Microbusiness Dispensary Facility, or any other type of Marijuana-related facility or business licensed or certified by the Missouri Department of Health and Senior Services, but shall not include a licensed Medical Marijuana Facility.
MARIJUANA MICROBUSINESS FACILITY	A facility licensed by the Missouri Department of Health and Senior Services as a Microbusiness Dispensary Facility or Microbusiness Wholesale Facility, as defined by law.
MARIJUANA TESTING FACILITY	A facility certified by the Missouri Department of Health and Senior Services to acquire, test, certify, and transport Marijuana, including those originally certified as a Medical Marijuana Testing Facility.
MEDICAL SERVICE	A use providing therapeutic, preventive or corrective personal treatment services on an out-patient basis by physicians, dentists and other practitioners of the medical or healing arts and the provision of medical testing and analysis services. Typical uses include clinics and offices for doctors of medicine, dentists, chiropractors, osteopaths, optometrists, blood banks and medical laboratories.
MICROBUSINESS DISPENSARY FACILITY	A facility licensed by the Missouri Department of Health and Senior Services to acquire, process, package, store on-site or off-site, sell, transport to or from, and deliver Marijuana, Marijuana seeds, Marijuana vegetative cuttings (clones), Marijuana-Infused Products, and drug paraphernalia used to administer Marijuana as allowed by law to a qualifying patient or primary caregiver, as defined by law, or to a consumer, anywhere on the licensed property or to any address as directed by the qualifying patient, primary caregiver, or consumer and consistent with the limitations of Article XIV of the Missouri Constitution and as otherwise allowed by law, a Microbusiness Wholesale Facility, or a Marijuana Testing Facility. Microbusiness Dispensary Facilities may receive transaction orders at the dispensary directly from the consumer in person, by phone, or via the

	internet, including from a third party. A Microbusiness Dispensary Facility's authority to process Marijuana shall include the creation of Prerolls.
MICROBUSINESS WHOLESALE FACILITY	A facility licensed by the Missouri Department of Health and Senior Services to acquire, cultivate, process, package, store on-site or off-site, manufacture, transport to or from, deliver, and sell Marijuana, Marijuana seeds, Marijuana vegetative cuttings (clones) and Marijuana-Infused Products to a Microbusiness Dispensary Facility, other Microbusiness Wholesale Facility, or Marijuana Testing Facility. A Microbusiness Wholesale Facility may cultivate up to two hundred fifty (250) flowering Marijuana plants at any given time. A Microbusiness Wholesale Facility's authority to process Marijuana shall include the creation of Prerolls and Infused Prerolls.
MILITARY SERVICE	A facility used or intended to be used by a branch of the U.S. Armed Forces, including military reserves.
MINING OR QUARRYING	The extraction of metallic and non-metallic minerals, excluding oil or natural gas. Typical uses include sand and gravel pit operations, quarries and mines.
MOBILE HOME	A transportable, factory-built structure that was manufactured prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401) and that is designed to be used as a single dwelling unit.
MOBILE HOME DEVELOPMENT	A site with required improvements and utilities for the long-term placement of mobile homes for dwelling purposes. Services and facilities for residents of the development may also be included on the site.
MODULAR HOME	A factory-built transportable structure which bears the seal of the State of Missouri Public Service Commission or is built to the UBC Basic Code and which does not have its own running gear and is designed to be used as a dwelling unit with a permanent foundation.
MULTI-FAMILY	The use of a site for three (3) or more dwelling units within a single building. Typical uses include triplexes, four-plexes, apartments and residential condominiums.
OFFICE, GENERAL	A use providing executive, management, administrative or professional services, but not medical or dental services or the sale of merchandise, except as incidental to a permitted use. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting and similar offices.

OIL AND GAS DRILLING/REFINING	The subsurface extraction or refining of oil or natural gas.
OUTDOOR DISPLAY	The placement of products in their finished state for public viewing as a means of advertising. Such products may include automobiles, portable buildings, outdoor furniture and other similar items. Landscape materials such as mulch, rock and plant material may be displayed as part of a finished landscape but may not be displayed in bulk.
OUTDOOR STORAGE	The placement of raw materials prior to manufacture or sale. Items may include lumber, fencing or bulk landscape materials.
PLANNED UNIT DEVELOPMENT	An area of a minimum contiguous size, as specified by ordinance, to be planned, developed, operated and maintained as a single entity containing one (1) or more structures to accommodate commercial, office or residential uses or all in any combination thereof and appurtenant common area and other uses incidental to the predominant uses.
PARKING LOT, COMMERCIAL	An area used or intended to be used for the off-street parking of operable motor vehicles on a temporary basis, other than as accessory parking to a principal use.
PARKS AND RECREATION	A park, playground or community facility, owned by or under the control of a public agency or property owners' association, that provides opportunities for active or passive recreational activities.
POST OFFICE	A facility used for the collection, sorting and distribution of U.S. mail among several zip code areas and having limited retail services for the public, such as the sale of stamps, postcards and postal insurance.
RECREATION AND ENTERTAINMENT, INDOOR	A use offering recreation, entertainment or games of skill to the public for a fee or charge and that is wholly enclosed in a building. Typical uses include bowling alleys, indoor theaters, bingo parlors, pool halls, billiard parlors and video game arcades.
RECREATION AND ENTERTAINMENT, OUTDOOR	A use offering recreation, entertainment or games of skill to the public for a fee or charge wherein any portion of the activity takes place in the open. Typical uses include archery ranges, batting cages, golf driving ranges, drive-in theaters and miniature golf courses.

RECREATIONAL VEHICLE SALES AND SERVICE	A use engaged in the retail sale of recreational vehicles from the premises along with incidental service or maintenance activities within completely enclosed buildings and an outdoor area used or intended to be used for storage of recreational vehicles displayed for sale.
RECREATIONAL VEHICLE SPACE	A designated and defined parcel of land within a recreational vehicle park intended for temporary location of a recreational vehicle as a dwelling unit.
RELIGIOUS ASSEMBLY	A site used by a bona fide religious group primarily or exclusively for religious worship and related religious services, including a place of worship, retreat site or religious camp.
REPAIR SERVICE	A use primarily engaged in the provision of repair services to individuals and households, but excluding vehicle repair services. Typical uses include appliance repair shops.
RESEARCH SERVICE	A use engaged in conducting basic and applied research, including production of prototype products when limited to the minimum scale necessary for full investigation of the merits of a product, excluding production of products used primarily or customarily for sale or for use in non-prototype production operations.
RESTAURANT, FAST-FOOD	A use primarily engaged in the sale of food and non-alcoholic beverages in a ready-to-consume state. The design or principal method of operation is that of a fast-food or drive-in restaurant offering quick food service; where orders are generally not taken at the customer's table; where food is generally served in disposable wrapping or containers; and where food and beverages may be served directly to the customer in a motor vehicle.
RESTAURANT, GENERAL	A use where the principal business is the sale of food and beverages in a ready-to-consume state.
RETAIL SALES AND SERVICE	A use engaged in the sale or rental of goods and services, excluding uses more specifically defined.
SAFETY SERVICE	A facility for conduct of public safety and emergency services, including fire and Police protection services and emergency medical and ambulance services.
SALVAGE YARD	A lot, land or structure or part thereof used primarily for the collecting, dismantling, storage and salvaging of machinery or vehicles that are not in operating condition or for the sale of parts thereof. Typical uses include automobile salvage yards and junk yards.

SCHOOL, ELEMENTARY, MIDDLE OR HIGH	The use of a site for instructional purposes on an elementary or secondary level.
SERVICE STATION, AUTOMOTIVE	A use primarily engaged in the retail sale of gasoline or other motor fuels to automobiles and passenger vehicles, along with accessory activities such as the sale of lubricants, accessories or supplies, the lubrication of motor vehicles and the minor adjustment or repair of passenger motor vehicles. Uses involved primarily in the sale of diesel fuel, gasoline or other fuels to tractor trucks and uses that feature parking, storage or servicing of tractor trucks or semi-trailers shall be classified as "Truck Stop Service Stations".
SERVICE STATION, TRUCK STOP	A use primarily engaged in the sale of diesel fuel, gasoline or other fuels to tractor trucks, along with accessory activities such as the sale of lubricants, accessories or supplies or the servicing of tractor trucks or semi-trailers. A truck stop service station may include, as an accessory use, the parking and storage of tractor trucks or semi-trailers.
SHOOTING RANGE, OUTDOOR	An outdoor facility used or intended to be used for the discharge of firearms at targets.
SHORT-TERM LOAN SERVICE shall include PAYDAY LOAN BUSINESS	<p>The business of making loans for a period of thirty (30) days or less in duration, intended to coincide with the period from one payday of the borrower to the next, and in principle amounts of five hundred dollars (\$500.00) or less.</p> <p>TITLE LOAN BUSINESS A business that primarily lends money with the pledge of personal property as collateral, evidenced by a certificate of title issued by the State of Missouri, and regulated under Sections 367.500 through 367.533, RSMo., as from time-to-time amended.</p>
SOLID WASTE COLLECTION/PROCESSING	Incinerators, processing facilities, materials recovery facilities, solid waste transfer stations or any facility where municipal solid wastes are salvaged, sorted, processed or treated.
STOCKYARD	A non-farm-based facility used or intended to be used for selling or holding livestock.
TRANSIT FACILITY	A facility used or intended to be used as an area for loading, unloading and interchange of transit passengers. Typical uses include bus terminals, rail stations and passenger-related mass transit facilities.
TRANSITIONAL LIVING CENTER	State licensed group-care homes for juvenile delinquents, halfway houses providing residence, rehabilitation and counseling to persons on release from a more restrictive custodial confinement and residential

	rehabilitation treatment centers which also may provide out-patient rehabilitation for alcohol and other drug abuse.
TRANSPORTATION FACILITY	A facility certified by the Missouri Department of Health and Senior Services to house operations involving the transport of Marijuana product to or from a Marijuana Facility or Medical Marijuana Facility; or to a qualifying patient, primary caregiver, or consumer.
VEHICLE AND EQUIPMENT SALES	A use engaged in the retail or wholesale sale or rental from the premises of motorized vehicles or equipment, along with incidental service or maintenance activities. Typical uses include new and used automobile and truck sales, automobile rental, boat sales, motorcycle sales, moving trailer rental and farm equipment and machinery sales and rental.
VEHICLE/EQUIPMENT STORAGE YARD	An outdoor area used or intended to be used for long-term storage of vehicles and equipment, other than a commercial parking lot or accessory parking to a principal use.
VEHICLE REPAIR, GENERAL	A use primarily engaged in painting of or body work to motor vehicles or heavy equipment. Typical uses include paint and body shops.
VEHICLE REPAIR, LIMITED	A use providing automobile repair or maintenance services within completely enclosed buildings, but not including general vehicle repair services.
VOCATIONAL SCHOOL	A use providing education or training in business, commercial trades, language, arts or other similar activity or occupational pursuit and not otherwise defined as a college or university or school.
WAREHOUSE, RESIDENTIAL STORAGE	An enclosed storage facility containing independent, fully enclosed bays that are leased to individuals exclusively for long-term storage of household goods or personal property.
WAREHOUSING AND WHOLESALE	A use primarily engaged in the storage or sales of materials, equipment or products to wholesalers or retailers. Typical uses include cold storage, warehousing and long-term storage facilities, but excluding residential storage warehouses and sales of goods to the general public.
WELDING OR MACHINE SHOP	A workshop where machines, machine parts or other metal products are fabricated. Typical uses include machine shops, welding shops and sheet metal shops.