



City of Odessa, Missouri  
Planning and Zoning Commission  
Odessa Community Building | 601 W. Main Street  
Thursday, March 19, 2026 | 6:00 p.m.  
Regular Agenda

**CALL TO ORDER**

Matt Modlin, Chairman

**ROLL CALL**

Jenny Neel, Community Development Coordinator

**APPROVAL OF MINUTES**

February 19, 2026-Regular Session Meeting Minutes  
February 19, 2026-Training Session Meeting Minutes

**PUBLIC COMMENTS**

**OLD BUSINESS**

Storage and Shipping Containers

**NEW BUSINESS**

Parking and Driveway Discussion

**NEXT MEETING**

Thursday, April 16, 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

March 17, 2026

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



City of Odessa, Missouri  
Planning and Zoning Commission  
Odessa Community Building | 601 W. Main Street  
Regular Meeting ~ Thursday, February 19, 2026 | 6:00 p.m.  
Meeting Minutes

**CALL TO ORDER**

Mary Bertram, Co-Chair, called the meeting to order at 6:00 p.m.

**ROLL CALL**

Jenny Neel, Community Development Coordinator, called the roll and confirmed a quorum.

Matt Modlin	Absent	Shannon Dupree	Absent
Seth Howerton	Present	Bill Hunt	Present
Mary Bertram	Present	Steve Nance	Present
David Badgley	Present		

**OTHERS IN ATTENDANCE**

Shawna Davis, City Administrator

Jenny Neel, Community Development Coordinator

**PUBLIC IN ATTENDANCE**

Mike Plachte

Lindsey Kolisch

Ken Nordsieck

Emily Patterson

Vincent Arguelles

**APPROVAL OF MINUTES**

Commissioner Howerton moved to approve the January 15, 2026 minutes as submitted; seconded by Commissioner Badgley.

Motion carried 5-Ayes, 0-Noes.

**PUBLIC COMMENTS**

There were no public comments on non-agenda items.

**NEW BUSINESS**

**A. PUBLIC HEARING – REZONING/ RZ-02-2026 / 63.34 +/- ACRES / N OUTER RD / REGIONAL BUSINESS (LAFAYETTE COUNTY) to R-1**

Open: 6:01 p.m.  
Close: 6:09 p.m.

Staff Presentation

The staff report included the rezoning application, location map and Code of Ordinances. Staff recommends approval of the rezoning request from Regional Business (Lafayette County) to R-1.

Applicant Presentation

None

Speakers In Favor/Opposed

Vincent Arguelles, real estate agent representing a neighboring property, asked what the property was being developed for and if it would conflict with his client’s property if it were annexed into the city and rezoned commercial. Davis explained that this property would have minimal frontage on the North Outer Rd and our Comprehensive Plan is to have commercial properties along the Outer Rd.

Comments from the Commission

Commissioner Howerton asked what the zoning is for the property at the corner of the N. Outer Rd. and Hughes Rd. Davis said that is zoned C-3 Highway Commercial District and I-1 Light Industrial at the rear.

Motion was made by Commissioner Badgley, to recommend approval of REZONING/RZ-02-2026, seconded by Commissioner Howerton, and carried with the following vote:

Roll call vote as follows:

Mary Bertram	Aye
Steve Nance	Aye
Seth Howerton	Aye
Bill Hunt	Aye
Shannon Dupree	Absent
Matt Modlin	Absent
David Badgley	Aye

Motion carried to **APPROVE** recommendation; 5-Ayes, 0-Noes.

**B. PUBLIC HEARING – REZONING/ RZ-03-2026 / 1.45 +/- ACRES / 411 N. 1<sup>st</sup> St / I-1 (Light Industrial) to R-1 (Single Family)**

Open: 6:13 p.m.  
Close: 6:15 p.m.

Staff Presentation

The staff report included the rezoning application, location map and Code of Ordinances. Staff recommends approval of the rezoning request from I-1 (Light Industrial) to R-1 (Single Family)

Applicant Presentation

Ken Nordsieck, applicant/owner, stated that he was just trying to restore the whole property back to C-3, since the front is currently C-3.

Speakers In Favor/Opposed

None

Comments from the Commission

Commissioner Hunt asked if it was going to be a lumber yard.

Motion was made by Commissioner Nance to recommend approval of REZONING/RZ-03-2026, seconded by Commissioner Hunt, and carried with the following vote:

Mary Bertram	Aye
Steve Nance	Aye
Seth Howerton	Aye
Bill Hunt	Aye
Shannon Dupree	Absent
Matt Modlin	Absent
David Badgley	Aye

Motion carried to **APPROVE** recommendation; 5-Ayes, 0-Noes.

**DISCUSSION**

Commissioners discussed a draft ordinance amending Chapter 50 (Zoning) of the Code of Ordinances of the City of Odessa, Missouri, in regard to regulations governing storage and shipping containers.

**ADJOURN**

With no further business to come before the commission, a motion was made by Commissioner Howerton, seconded by Commissioner Hunt, to adjourn the meeting at 7:16 p.m. Motion carried 5-Ayes, 0-Noes.

Approved:

\_\_\_\_\_

\_\_\_\_\_  
Matt Modlin, Chairman

ATTEST

\_\_\_\_\_  
Jenny Neel, Recording Secretary



City of Odessa, Missouri  
Planning and Zoning Commission  
Odessa Community Building | 601 W. Main Street  
Training Session ~ Thursday, February 19, 2026 | 7:00 p.m.  
Minutes

**CALL TO ORDER**

Mary Bertram, Co-Chair, called the meeting to order at 7:20 p.m.

**ROLL CALL**

Jenny Neel, Community Development Coordinator, called the roll.

Matt Modlin	Absent	Shannon Dupree	Absent
Seth Howerton	Present	Bill Hunt	Present
Mary Bertram	Present	Steve Nance	Present
David Badgley	Present		

**OTHERS IN ATTENDANCE**

Shawna Davis, City Administrator  
Jenny Neel, Community Development Coordinator  
Lindsey Kolisch, Lauber Municipal Law  
Mike Plachte

**NEW BUSINESS**

Public officials' liability training was conducted by Lindsey Kolisch, with Lauber Municipal Law. The presentation included background information on planning and zoning including information about the Missouri Revised Statutes Chapter 89-Planning Provisions as well as the zoning ordinance process.

**ADJOURN**

A motion was made by Commissioner Howerton, seconded by Commissioner Hunt, to adjourn the meeting at 8:30 p.m. Motion carried 5-Ayes, 0-Noes.

Approved:

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Matt Modlin, Chairman

ATTEST

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Jenny Neel, Recording Secretary

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 50 OF THE CODE OF ORDINANCES OF THE CITY OF ODESSA, MISSOURI, REGARDING STORAGE AND SHIPPING CONTAINERS**

WHEREAS, authorized by Chapter 89, RSMo., the Board of Aldermen may make ordinances that regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, the preservation of features of historical significance, and the location and use of buildings, structures and land for trade, industry, residence or other purposes for the purpose of promoting the health, safety, morals, and general welfare of the community; and

WHEREAS, the Planning and Zoning Commission held a public hearing on this Ordinance on \_\_\_\_\_, after notice of such public hearing was published in *The Odessan* on \_\_\_\_\_; and

WHEREAS, the Planning and Zoning Commission recommended that the Board of Aldermen \_\_\_\_\_ this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ODESSA, MISSOURI:**

**Section 1:** City Code Section 50-4 is amended to include the following Definitions:

**Accessory Storage Container Use:**

The use of a shipping or storage container customarily incidental and subordinate to a permitted principal use on the same lot.

**Storage Container:**

A commercially manufactured container designed for temporary storage and delivery to a site by truck, intended for short-term placement and not permanently affixed to the ground. This term includes containers provided by commercial storage delivery services but does not include accessory buildings, storage sheds, garages, cargo trailers, or structures constructed or assembled on-site.

**Shipping Container:**

A standardized, reusable metal container originally manufactured for the transportation of freight in international or domestic commerce by ship, rail, or truck, constructed primarily of steel, and designed for stacking and intermodal handling. This term does not include cargo trailers, storage sheds, accessory buildings, or other structures regulated as buildings under the City's building code.

**Section 2:** City Code Sections 50-549 – 50-574 shall be amended to read as follows:

## **Division 20. – Shipping Containers**

### **Sec. 50-549. PURPOSE AND INTENT**

The purpose of this section is to regulate the placement and use of shipping containers and storage containers in a manner that:

1. Allows reasonable business operations in commercial and industrial districts;
2. Protects adjacent residential neighborhoods from visual and operational impacts;
3. Establishes clear, objective standards for duration, placement, and screening; and
4. Provides administrative flexibility through temporary use permits.

### **Sec. 50-550. GENERAL STANDARDS (ALL DISTRICTS)**

A. Shipping or storage containers shall not:

1. Be used for dwelling or overnight accommodation unless approved as a lawful structure under all applicable City Codes.
2. Obstruct required fire lanes, drive aisles, parking spaces, access points, utilities, drainage patterns, or required setbacks.
3. Be placed within public right-of-way or utility easement.
4. Be stacked, tiered, or otherwise vertically combined with another shipping or storage container.
5. Be used as signs or sign structures:
  1. No banner, draped sign, canvas sign, temporary sign, rigid sign, panel, wrap, vinyl graphic, painted message, or other advertising device shall be affixed, mounted, hung, attached, applied, or otherwise displayed on a storage container.
  2. Shipping containers shall not be positioned, oriented, or maintained for the primary purpose of advertising or visibility from a public street or adjacent property.
  3. Shipping containers shall not be used in a manner that would otherwise violate Section 50-722, including but not limited to the placement or use of vehicles, trailers, or similar equipment positioned for the primary purpose of acting as signs.
  4. A shipping container shall not be considered a permitted wall, façade, or building surface for purposes of calculating allowable sign area under this Chapter.
  5. The only markings permitted on a storage container shall be:
    1. Original manufacturer markings; or
    2. Identification of the business or container leasing company, provided such identification is limited to existing factory-applied logos or lettering and does not exceed the maximum wall sign area permitted in the applicable zoning district.

B. Shipping or storage containers must remain in good structural condition, free of rust, peeling paint, and visible damage.

C. Shipping or storage containers placed on vacant lots are prohibited unless associated with an active, permitted construction project and removed upon completion of the project unless otherwise permitted by this Chapter.

### **Sec. 50-551. AGRICULTURE DISTRICTS**

A. Shipping containers shall be permitted as accessory uses on agriculturally zoned property only when incidental to an active agricultural operation conducted on the same parcel.

B. Shipping containers shall:

1. Be limited to two (2) per parcel unless additional containers are approved through administrative review.
2. Not be located within required front yard setbacks.
3. Maintain a minimum fifty (50) foot setback from any residential zoning district boundary.
4. Be used solely for agricultural storage purposes.

#### **Sec. 50-552. RESIDENTIAL DISTRICTS**

A. Shipping containers are prohibited as accessory structures in residential zoning districts.

#### **Sec. 50-553. COMMERCIAL DISTRICTS**

Shipping containers are permitted as accessory uses in commercial zoning districts subject to the following:

A. Quantity

1. Maximum of two (2) containers per lot unless approved through an administrative site plan review.

B. Placement

1. Must be located behind the principal structure when feasible.
2. Shall not be located within required front yard setbacks.
3. Minimum setback of ten (10) feet from any residential zoning district boundary.

C. Screening

Where a container is visible from adjacent residential property or public street, screening shall be required, which may include:

1. Solid fencing (minimum 6 feet in height);
2. Evergreen landscaping; or
3. Combination of berm and landscaping.

D. Duration

1. Shipping containers used for seasonal or overflow storage exceeding ninety (90) consecutive days shall require administrative approval.

#### **Sec. 50-554. INDUSTRIAL DISTRICTS**

Shipping containers are permitted as accessory uses in industrial zoning districts subject to:

A. No numeric limit provided the containers:

1. Comply with fire and building safety requirements; and
2. Do not encroach into required setbacks.

B. Where an industrial property abuts a residential zoning district:

1. Containers shall maintain a minimum twenty-five (25) foot setback from the shared property line; and
2. Screening consistent with 50-553(C) shall be required.

#### **Sec. 50-555. TRANSITION OVERLAY DISTRICT**

Within the Commercial/Industrial Transition Overlay District:

- A. Shipping containers shall not be placed between a principal building and a residentially zoned property.
- B. Enhanced screening shall be required when visible from residential districts.
- C. Additional buffering requirements may be imposed during site plan review to mitigate visual impacts.

**Sec. 50-556. TEMPORARY USE PERMIT**

A Temporary Shipping Container Permit may be issued by the Zoning Administrator for:

1. Construction projects with valid building permits;
2. Seasonal inventory storage;
3. Emergency situations (fire, flood, storm damage).

The permit shall specify duration, location, and any required screening.

A Temporary Storage Container Permit may be issued by the Zoning Administrator for:

1. Maximum duration of forty-five (45) days within a six-month period.
2. Placement on a driveway or approved hard surface only.
3. One (1) container per lot.
4. Administrative approval by the Zoning Administrator.
5. Extensions may be granted once for an additional thirty (30) days upon showing of good cause.

**Sec. 50-557. EXISTING CONTAINERS**

A. Any shipping or storage container lawfully in existence on the effective date of this ordinance shall be brought into compliance with all applicable provisions of this Chapter within one hundred eighty (180) days.

B. The Zoning Administrator may grant one administrative extension not exceeding ninety (90) days upon written request demonstrating good cause.

C. Failure to comply within the prescribed time shall constitute a violation subject to enforcement under this Code.

**Secs. 50-558-50-574.** – Reserved.

## **DIVISION 2. - R-1 SINGLE-FAMILY DWELLING DISTRICT**

### **Sec. 50-58. Off-street parking for all R-1 zones.**

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

- (1) Single-family dwelling: two garage 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.

(Ord. No. 2838, § 1(8.200-8), 1-9-2012)

### **Sec. 50-59. Parking and driveway; size, location and configurations.**

- (a) Individual parking spaces, regardless of shape, shall provide a clear rectangular parking space 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) A 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 locations and approach configurations shall be constructed in accordance with this Code.
- (d) Driveway ingress and egress shall be confined to and shall not exceed 25 feet in width, exclusive of curb.
- (e) Off-street 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.

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

### **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.

## **DIVISION 9. - R-3 MULTIPLE-FAMILY DWELLING DISTRICT**

### **Sec. 50-249. Off-street parking.**

- (a) *Generally.* 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.
- (b) *Parking and driveway specifications.* Parking and driveway size, location and configurations shall be as follows:
  - (1) Individual parking spaces, regardless of shape, shall provide a clear rectangular parking space 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).
  - (2) 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.
  - (3) Driveway widths, locations and approach configurations shall be constructed in accordance with this Code.
  - (4) Off-street 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 adjacent street or adjoining property during normal and customary use.

## **DIVISION 10. - C-1 LOCAL COMMERCIAL DISTRICT**

### **Sec. 50-281. 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) All of the lot used for the parking of vehicles, for the storage and display of merchandise and all driveways used for vehicle ingress and egress shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
- (2) All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
- (3) Driveways used for ingress and egress shall conform to standards and specifications established by the city set forth in the most recent edition of the American Public Works Association standards.

## **DIVISION 11. - C-2 GENERAL COMMERCIAL DISTRICT**

### **Sec. 50-315. 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) All of the lot used for the parking of vehicles, for the storage and display of merchandise and all driveways used for vehicle ingress and egress shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
- (2) All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
- (3) Driveways used for ingress and egress shall conform to standards and specifications set forth in the most recent edition of the American Public Works Association standards.

## **DIVISION 12. - C-3 HIGHWAY COMMERCIAL DISTRICT**

- (3) All of the lot used for the parking of vehicles, for the storage and display of merchandise and all driveways used for vehicle ingress and egress shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
- (4) All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
- (5) Driveways used for ingress and egress shall conform to standards and specifications set forth in the most recent edition of the American Public Works Association standards.

## **DIVISION 13. - I-1 LIGHT INDUSTRIAL DISTRICT**

### **Sec. 50-367. 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) All of the lot used for the parking of vehicles, for the storage and display of merchandise, and all driveways used for vehicle ingress and egress shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by use of such feature. The provisions of this section shall not apply to the parking surface only on property which:
  - a. Has an area of 35 square acres or more;
  - b. Is located 3,960 feet or more from any property that is zoned for residential use;
  - c. Is located 1,250 feet or more from any property that is zoned for C-I local commercial or C-2 general commercial uses; and
  - d. Which mitigates the dust generated from the unsealed parking lot if such dust is deemed to be a public health or safety hazard, as determined by the city.
- (2) All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.

- (3) Driveways used for ingress and egress shall conform to standards and specifications set forth in the most recent edition of the American Public Works Association standards.

## **DIVISION 14. - I-2 GENERAL INDUSTRIAL DISTRICT**

### **Sec. 50-397. 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) All of the lot used for the parking of vehicles, for the storage and display of merchandise, and all driveways used for vehicle ingress and egress shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by use of such feature. The provisions of this section shall not apply to the parking surfaces only on property which:
  - a. Is 35 square acres or more;
  - b. Is located 3,960 feet or more from any property that is zoned for residential use;
  - c. Is located 1,250 feet or more from any property that is zoned for C-1 local commercial or C-2 general commercial uses; and
  - d. Mitigates the dust generated from the unsealed parking lot if such dust is deemed to be a public health or safety hazard, as determined by the city.
- (2) All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
- (3) Driveways used for ingress and egress shall conform to standards and specifications set forth in the most recent edition of the American Public Works Association standards.

## **DIVISION 16. - CRT COMMERCIAL-RESIDENTIAL TRANSITION OVERLAY DISTRICT**

### **Sec. 50-455. Off-street parking and loading.**

- (a) The regulations dealing with off street parking and loading in section 50-581 are applicable, although, in the event of conflicting provisions, the more strict regulation shall apply. All off-street parking and loading areas shall be screened from abutting property zoned residential or used for residential purposes. Screening of all parking areas shall be accomplished by the placement of adequate earth berms or solid fences, constructed of wood or masonry (plain concrete block, cinder block, chain link are prohibited) and plantings or the provision and maintenance of solid plantings in the form of contiguous trees and shrubs.
- (b) Outside refuse areas shall be screened with solid fences constructed of wood or masonry (concrete or cinder block, chain link are prohibited) at a height sufficient to obstruct sight but not to exceed eight feet in height. Refuse areas may not be located in setback areas.
- (c) Any off-street parking area shall be graded for proper drainage and shall be surfaced so as to provide a durable and dustless surface, such as concrete or bituminous concrete surface and shall be arranged as to provide for orderly and safe parking and storage of vehicles.
- (d) For other uses that do not fit into one of the categories listed in determination of the appropriate parking space requirements shall be made by the planning and zoning commission.
- (e) Off-site parking spaces may be located on a lot other than that containing the principal use as a conditional use.

- (f) Damaged barriers such as fencing shall be maintained and required as necessary, to meet the requirements of this section.

## **ARTICLE III. - OFF-STREET VEHICLE PARKING AND LOADING**

### **Sec. 50-575. General intent and application.**

It is the intent of these requirements that adequate parking and loading facilities be provided off the street for each use of land within the city. Requirements are intended to be based on the demand created by each use. These requirements shall apply to all uses in all districts.

(Ord. No. 2429, § 1(8.400), 11-13-2000)

### **Sec. 50-576. Required open space.**

- (a) Off-street parking or loading space shall be a part of the required open space associated with the permitted use and shall not be reduced or encroached upon in any manner.
- (b) The area required for off-street parking shall be in addition to the yard areas herein required except that the front yard required in a C-1 Local Commercial District may be used for the uncovered parking area for six or less vehicles associated with a residential use when the area is surfaced with a pavement adequate to prevent the occurrence of mud and dust with continued use or may be used for uncovered parking area for more than six vehicles in accordance with the provisions of section 50-581.

(Ord. No. 2429, § 1(8.401), 11-13-2000)

### **Sec. 50-577. Location.**

The off-street parking lot shall be located within 200 feet, exclusive of street and alley widths, of the principal use and shall have direct access to a public street. Driveways for all one- and two-family dwellings shall be located upon the same parcel in which the principal use is constructed and shall have direct access to a public street.

(Ord. No. 2429, § 1(8.402), 11-13-2000; Ord. No. 2654, § 1(8.402), 8-14-2006)

### **Sec. 50-578. Ownership.**

The ownership of land upon which the off-street parking is provided is the same as the ownership of land upon which the principal use is located.

(Ord. No. 2429, § 1(8.403), 11-13-2000)

### **Sec. 50-579. Size of off-street parking space.**

The size of a parking space for one vehicle shall consist of a rectangular area having dimensions of not less than nine feet by 20 feet plus adequate area for ingress and egress.

(Ord. No. 2429, § 1(8.404), 11-13-2000)

## **Sec. 50-580. Amount off-street parking and loading required.**

Off-street parking and loading facilities shall be provided in all districts in accordance with the following schedule:

- (1) Dwelling: Two parking spaces for each separate dwelling unit within the structure.
- (2) Boardinghouse, roominghouse or hotel: One parking space for each two persons provided overnight accommodations.
- (3) Hospitals: One space for each four patient beds, exclusive of bassinets, plus one space for each staff or visiting doctor, plus one space for each three employees including nurses, plus adequate area for the parking of emergency vehicles.
- (4) Medical or dental clinics or offices: Four spaces per doctor plus one for each two employees.
- (5) Sanitariums, convalescent or nursing homes: One space for each six patients beds plus one space for each staff or visiting doctor plus one space for each four employees including nurses.
- (6) Community center, theater, auditorium, church sanctuary: One parking space for each five seats, based on maximum seating capacity.
- (7) Convention hall, lodge, club, library, museum, place of amusement or recreation: One parking space for each 50 square feet of floor area used for assembly or recreation in the building.
- (8) Office building: One parking space for each 300 square feet of gross floor area in the building, exclusive of the area used for storage, utilities and building service area.
- (9) Commercial establishments not otherwise classified: One parking space for each 150 square feet of floor space in the building used for retail trade or used by the public, whichever is the greater.
- (10) Industrial establishments: Adequate area to park all employees and customers vehicles at all times and adequate space for loading and unloading and storing all vehicles used incidental to or as a part of the primary operation of the establishment.

For all uses not covered in subsections (1) through (10) of this section, the city planning and zoning commission shall make a determination of the parking demand to be created by the proposed use and the amount of parking thus determined is the off-street parking requirement for the permitted use.

(Ord. No. 2429, § 1(8.405), 11-13-2000)

## **Sec. 50-581. Off-street parking lots in residential districts.**

When off-street parking lots for more than six vehicles are to be located within or adjacent to a residential district, the following provisions shall apply:

- (1) All sides of the lot abutting the residential district shall be enclosed with an opaque ornamental fence, wall or dense evergreen hedge having a height of not less than five nor more than six feet, unless all adjacent property owners agree at a public hearing held by the board of aldermen after each has been served a ten-day written notice of the meeting, that the fence is not required. The fence, wall or hedge shall be maintained in good condition.
- (2) No parking shall be permitted within a front yard setback line established ten feet back of the property line of interior and corner lots wherever the parking lot is located in a residential district or immediately abuts the front yard of a residential unit. In all other cases no setback shall be required; however, that on any corner lot formed by two intersecting streets no parking shall be permitted and no wall, fence, sign, structure or plant growth having a height in excess of three feet above the elevation of the crown of the adjacent roadway surface shall be maintained in a triangle formed by measuring a distance of 30 feet along the front and side lot lines, from their point of intersection and

connecting the points to established to form a triangle on the area of the lot adjacent to the street intersection.

- (3) All yards shall be landscaped with grass, shrubs and evergreen ground cover and maintained in good condition the year-round.
- (4) Driveways used for ingress and egress shall be confined to and shall not exceed 25 feet in width, exclusive of curb returns.
- (5) All of the lot used for parking and driveway purposes shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
- (6) The intensity of light and arrangement of reflectors shall be such as not to interfere with residential district uses.
- (7) No sign of any kind shall be erected except information signs used to guide traffic and to state the conditions and terms of the use of the lot. Only non-intermittent incandescent lighting of signs shall be permitted.

(Ord. No. 2429, § 1(8.406), 11-13-2000)

City	Single Family	Duplex	Multi Family
<b>Odessa</b>	2 garage parking spaces for each unit	2 parking spaces for each unit	2 parking spaces for each unit
<b>Blue Springs</b>	2 per dwelling unit	2 per dwelling unit	1 per efficiency unit 1.5 per 1 bdrm 2 per 2+ bdrm
<b>Grain Valley</b>	2 per dwelling unit	2 per dwelling unit (1-2 bdrm) 3 per dwelling unit (3+ bdrm)	1 per efficiency or studio 2 per 1-2 bdrm 3 per 3+ bdrm
<b>Higginsville</b>	2 bdrm or less- 2 spaces 3-4 bdrm-3 spaces 5+ bdrm-4 spaces plus 1 per bdrm over 5	1.5 per unit efficiency or studio 2 bdrm or less- 2 spaces 3-4 bdrm-3 spaces 5+ bdrm-4 spaces plus 1 per bdrm over 5	1.5 per unit efficiency or studio 2 bdrm or less- 2 spaces 3-4 bdrm-3 spaces 5+ bdrm-4 spaces plus 1 per bdrm over 5
<b>Lexington</b>	2 per dwelling unit (exclusive of garage interior space)	2 per dwelling unit (exclusive of garage interior space)	2 per dwelling unit (exclusive of garage interior space)
<b>Oak Grove</b>	<b>Single Family Attached</b> 1.25 per efficiency unit 1.5 per 1 bdrm 2 per 2+ bdrm <b>Single Family Detached</b> 2 exterior per dwelling unit	2 exterior per dwelling unit	1.25 per efficiency unit 1.5 per 1 bdrm 2 per 2+ bdrm (all exterior)

<b>Material</b>	<b>Driveway Coverage/Size</b>	<b>Commercial Parking Sp</b>
Asphalt, concrete or other approved paving material.	No coverage limit 9 ft width; 20 ft length (ingress & egress not to exceed 25 ft in width)	Commercial (not classifi -1 space per 150 sq ft
Single Family/Multi-approved asphalt, concrete or paver brick Other-5 in. of concrete, 6 in. of asphalt or 3 in. asphalt with 8 in. base	50% of front yard Max width-35 ft, corner lot 45 ft.	Based on Use Type
Single Family/Multi-approved asphalt, concrete or paver brick Other-5 in. of concrete, 6 in. of asphalt or 3 in. asphalt with 8 in. base	Resi & Comm (ingress & egress not to exceed 35 ft in width) Heavy & Light Ind (50ft in width)	Based on Use Type
Single Family/Multi-approved asphalt, concrete or paver brick Other-5 in. of concrete, 6 in. of asphalt or 3 in. asphalt with 8 in. base LI or HI-May approve other material	1 way traffic-11 ft width (minimum) 2 way traffic-22 ft (minimum)	Commercial (not classifi -1 space per 200 sq ft
Concrete, asphalt or other sealed surface.	(ingress & egress not to exceed 25 ft in width)	Commercial (not classifi -1 space per 200 sq ft
Single Family/Multi-approved asphalt, concrete or paver brick Other-5 in. of concrete, 6 in. of asphalt or 3 in. asphalt with 8 in. base	The width of the driveway throat shall not exceed 35 ft. in width.	Based on Use Type

<b>Parking Space Size</b>	<b>Aisle Width</b>
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9 ft. x 20 ft.

Based on angle/stalls served/ traffic flow	Based on angle/stalls served/ traffic flow
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9 ft. x 19 ft (18 ft w/grass)	Based on angle/stalls served/ traffic flow
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9 ft. x 18 ft.

9 ft. x 20 ft.

9 ft. x 18.5 ft.	Based on angle
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