

BUILDING AND USE REGULATIONS

405 Attachment 1

City of Blue Springs

Table 405.030-1: Use Table

[R.O. 1996 Table 405.030-1; Ord. No. 4558 § 1, 8-3-2015; Ord. No. 4625 § 5, 11-21-2016; Ord. No. 4723, 3-19-2018; Ord. No. 4826, 5-20-2019; Ord. No. 4839, 7-15-2019; Ord. No. 4885, 2-3-2020; Ord. No. 4971, 12-21-2020; Ord. No. 5163, 11-7-2022; Ord. No. 5192, 3-6-2023]

Key:

- = Permitted use/general standards
- = Limited use/specific standards or planned districts
- = Conditional use/discretionary review

Uses	Residential Zoning Districts									Non-Residential Zoning Districts						
	RE	SF-12	SF-7	TF	MF-10	FM-14	MF-18	N-L	N-O	NB	SO	GB	RC	LI	HI	PLOS
Residential																
Detached housing	■	■	■	■	■	■		■	■							
Semi-attached housing				■	■	■	■	■	■							
Attached housing					■	■	■	•	■							
Multi-family housing					■	■	■	•	•	•		□	□			
Accessory dwelling	•	•	•					•	•							
Mobile home park/micro-home park							□									
Assisted living - general					■	■	■		□	■	■	■	■			
Assisted living - convalescent care							□		□		■					
Group home - limited	■	■	■	■	■	■	■	■	■	■	■					
Group home - general							□		□	□	□					
Group home - transitional living center											□	□				
Independent Senior Living			•	•	•	•	•	•	•							

BLUE SPRINGS CITY CODE

Key:

- = Permitted use/general standards
- = Limited use/specific standards or planned districts
- = Conditional use/discretionary review

Uses	Residential Zoning Districts									Non-Residential Zoning Districts						
	RE	SF-12	SF-7	TF	MF-10	FM-14	MF-18	N-L	N-O	NB	SO	GB	RC	LI	HI	PLOS
Open Space																
Preserve	■	■	■	•	•	•	•	■	•							■
Park/greenway	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Trail	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Green			•	■	■	■	■	■	■	■	■	■	■	■	■	■
Square							■		■	■	■	■	■	■		
Plaza							■		■	■	■	■	■	■		
Parking lot - commercial											■	■	■	■		
Pocket park	■	■	■	■	■	■	■	■	■	■						
Community garden	■	■	■	■	■	■	■	■	■							
Institutional/Civic																
Assembly - neighborhood (< 500)	•	•	•	•	•	•	•	•	•	■	■	■	■	■		■
Assembly - community (500 - 1,500)										■	■	■	■	■		•
Assembly - auditorium/stadium (1,500+)												□	□			□
School - elementary, middle or high	■	■	■	■	■	■	■	■	■	□	□	□	□			
School - vocational												■	■	■	■	
School - college or university												■	■	■	■	
Hospital										□	□	■	■	■	■	
Cemetery	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
Funeral home										□	□	■	■	■	■	
Library	□	□	□	□	□	□	□	□	□	■	■	■	■	■	■	
Cultural service										■	■	■	■	■	□	□
Public/government service	□	□	□	□	□	□	□	□	□	■	■	■	■	■	■	■

BUILDING AND USE REGULATIONS

Key:

- = Permitted use/general standards
- = Limited use/specific standards or planned districts
- = Conditional use/discretionary review

Uses	Residential Zoning Districts									Non-Residential Zoning Districts						
	RE	SF-12	SF-7	TF	MF-10	FM-14	MF-18	N-L	N-O	NB	SO	GB	RC	LI	HI	PLOS
Golf course	■	□	□	□	□	□	□	□	□	□	□	■	■	■		■
Office																
Office - small										■	■	■	■	■	■	
Office - general											■	■	■	■	■	
Office - large												■	■	■		
Retail/Commercial																
Micro-commercial (< 1,000 sq. ft.)							□		□	■	■	■	■	■	■	□
Small retail (<3,000 sq. ft.)										■	■	■	■	■	■	
Mid-size retail (3,000 - 12,000)												■	■	■	■	
Large retail (12,000 - 100,000)												■	■	■		
Warehouse retail (100,000 +)												■	■	■		
Grocery store (< 40,000 sq. ft.)										•		■	■			
Super market (40,000 +)												■	■			
Service station, limited (6 or less pumps)										□	□	□	□	■	■	
Service station, general (7 to 16 pumps)												□	□	■	■	
Service station, large (17 + pumps)												□	□	■	■	
Tobacconist												□	□			
Outdoor sales - limited										■	■	■	■	■		
Outdoor sales - seasonal												•	•	•	•	
Outdoor sales - general												□	□	□	□	
Outdoor sales and services												□	■	■	■	
Outdoor sales and services - equipment													□	□		
Marijuana dispensary												■	■			

BLUE SPRINGS CITY CODE

Key:

- = Permitted use/general standards
- = Limited use/specific standards or planned districts
- = Conditional use/discretionary review

Uses	Residential Zoning Districts									Non-Residential Zoning Districts						
	RE	SF-12	SF-7	TF	MF-10	FM-14	MF-18	N-L	N-O	NB	SO	GB	RC	LI	HI	PLOS
Service/Entertainment																
Adult entertainment establishment												□		□	□	
Animal care - limited												■	■	■	■	
Animal care - kennel												□	□	■		
Animal care - general												□	□	□	□	
Bank or financial institution										●	■	■	■	■		
Bar or tavern												■				
Body art service												□	□			
Car wash													□	□	■	
Club, private											□	■	■	■		
Day care - limited	■	■	■	■	■	■	■	■	■							
Day care - general	□	□	□	□	□	□	□	□	□							
Day care, commercial										□	□	□	□			
Haunted house										□		□		□	□	
Health club										□	□	■	■	■		
Hotel or motel													■	■		
Marina												■				
Medical service										□	■	■	■	■		
Paintball facility indoor										□	□	□	□	□	□	
Paintball facility, outdoor																□
Personal services										●	■	■	■	■	■	
Recreation and entertainment - indoor												■	■	■		
Recreation and entertainment - outdoor												□	□	■		
Recreational vehicle park													□	□		

BUILDING AND USE REGULATIONS

Key:

- = Permitted use/general standards
- = Limited use/specific standards or planned districts
- = Conditional use/discretionary review

Uses	Residential Zoning Districts									Non-Residential Zoning Districts						
	RE	SF-12	SF-7	TF	MF-10	FM-14	MF-18	N-L	N-O	NB	SO	GB	RC	LI	HI	PLOS
Restaurant - fast-food												■	■	□		
Restaurant - general										•		■	■	■		
Shooting range - indoor													□	□	□	
Shooting range - outdoor															□	
Short-term loan service												□		□		
Studio - television or film												■	■	■	□	
Vehicle repair, limited												□	□	□	■	
Light Industrial/Craft Manufacturing																
Artisan/micro-manufacturing										•	■	■	■	■	■	
Building or construction contractor – with machinery, equipment or storage												□	■	■	■	
Manufacturing - limited											•	■	■	■	■	
Food production - limited										•	•	■	■	■	■	
Research and development											□	□	■	■	■	
Industry - light														■	■	
Industrial																
Manufacturing - general														■	■	
Food production - general												□		■	■	
Industry - general														□	■	
Industry - extractive															□	
Storage - residential warehouse													□	■	■	
Storage - warehouse/wholesale														■	■	
Storage - yard														□	■	
Storage - hazardous materials															□	
Vehicle repair, general													□	□	■	

BLUE SPRINGS CITY CODE

Key:

- = Permitted use/general standards
- = Limited use/specific standards or planned districts
- = Conditional use/discretionary review

Uses	Residential Zoning Districts									Non-Residential Zoning Districts						
	RE	SF-12	SF-7	TF	MF-10	FM-14	MF-18	N-L	N-O	NB	SO	GB	RC	LI	HI	PLOS
Waste processing - recycling collection station												■	■	■	■	■
Waste processing - recycling collection center (minor)												□	□	□	□	
Waste processing - recycling collection center (major)														□	□	
Waste processing - landfill															□	
Airport or airstrip															□	
Correction facility															□	
Warehouse/distribution center														■	■	
Laundry service														■	■	
Stockyard															□	
Marijuana-infused products manufacturing facility														■	■	
Marijuana testing facility												■	■	■	■	
Marijuana transportation facility												■	■	■	■	
Marijuana cultivation facility														■	■	
Agriculture																
Agricultural processing														□	■	
Agricultural sales and services	□											■		■		
Agriculture - limited	■													□	□	
Agriculture - general	□														□	
Agricultural processing														□	■	
Agricultural sales and services	□											■		■		
Supplemental Uses																
Communication tower											□	□	□	□	■	

BUILDING AND USE REGULATIONS

Key:

- = Permitted use/general standards
- = Limited use/specific standards or planned districts
- = Conditional use/discretionary review

Uses	Residential Zoning Districts									Non-Residential Zoning Districts						
	RE	SF-12	SF-7	TF	MF-10	FM-14	MF-18	N-L	N-O	NB	SO	GB	RC	LI	HI	PLOS
Heliport or helipad												■		■		
Micro-wind turbines														□	□	
Military service												□	□	□	□	
Outdoor advertising											□	□	□	□	□	
Telecommunications facility, tower or antenna											□	□	□	□	■	
Transit facility												■	■	■	■	
Utility - minor		■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Utility - major		□	□	□	□	□	□	□	□	□	□	□	□	□	□	