



## Zoning District Descriptions

All land and water areas in Paola are divided into community character types and zoning districts (Table 02.010). The purpose of each district is described in Division 02.200.

**Table 02.010  
CHARACTER TYPES OF ZONING DISTRICTS**

Character of Districts	Zoning District
Downtown	Downtown (D)
Thoroughfare Access	Thoroughfare Access (TA)
	Business Park (BP)
	Industrial (I)
Suburban	Suburban (S)
	Suburban Commercial (SC)
Estate	Estate (E)
Special	Neighborhood Conservation (NC)

### ESTATE AGRICULTURE DISTRICT IN COMMUNITY GROWTH AREA

All land within the boundaries of the Estate (E) zoning district and lying within the Community Growth Area shall have the designation of Estate-Agriculture (E-A), and such designation shall be shown on the official zoning map. Whenever these regulations refer to the Estate zoning district with respect to such lands, such shall be interpreted as referring to the Estate-Agriculture zoning district.

### URBAN DISTRICTS

URBAN character is exhibited in two different character types: DOWNTOWN and THOROUGHFARE ACCESS. In this Ordinance, four districts display URBAN character (one DOWNTOWN, and three THOROUGHFARE ACCESS).

### DOWNTOWN DISTRICT

This district is a mixed use district, permitting a full range of uses. The residential, commercial, and office areas in this district that surround the City Square, the County Courthouse, and extend north from the Square along Pearl Street and Silver Street.

- This district provides an URBAN character. Buildings are to be built to the sidewalk line, maintaining the Square's historic character. Design standards ensure the desired character.

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- Pedestrian activity is encouraged and the City may make allowances to encourage a desirable mix of buildings and uses to enhance the central area's economic vitality.
- This district conforms to the general densities called for in the Comprehensive Plan. This district encourages City and County governmental functions. This Ordinance permits uses in this district to reduce required parking by counting on-street parking.

## THOROUGHFARE ACCESS (TA) DISTRICT

This district provides for high quality, moderate density development with a full range of residential and nonresidential uses.

- The design requirements provide a Thoroughfare Access character while encouraging pedestrian and automobile access.
- This district's intensity accommodates most community commercial and business activities. These nonresidential uses shall be limited to parcels having access to arterial or collector streets.
- Interior areas are intended to be residential.
- This district is not intended to promote strip development along all arterials and collectors. In newly developing areas, the minimum parcel depth along an arterial or collector shall be six hundred (600) feet. The minimum area shall be twenty (20) acres. In the older built-up areas where there is in-fill development, this zoning shall not displace residential uses in areas where at least one block of residential exists. New zoning shall have depths and areas equal to or greater than similar uses for four hundred (400) feet on either side. This district shall be used in areas designated Thoroughfare Access in the Comprehensive Plan. Access standards and site plan review shall be used to ensure that adequate access and visibility are retained on regionally important land near interchanges to prevent premature development from foreclosing future development options.

## BUSINESS PARK (BP) DISTRICT

This district permits office, manufacturing, industrial, warehousing, and uses that support them. These areas are located primarily at US 169 interchanges, at K-68, and the current industrial park. The land use restrictions ensure the land best suited for this use is available.

- Moderate to high intensities are permitted to achieve maximum land utilization. This development pattern provides Thoroughfare Access character. The area is intended to attract business and industry. The designated areas are intended to be regional employment centers for the City and Miami County. The area's development (as seen from US 169 or other main roads) provides a high quality business park character. The interior land, screened from US 169 or other main roads, may develop at higher intensities with less landscaped area. Such practices will maximize land use. Exterior storage is limited to interior sites and must be screened.

## INDUSTRIAL (I) DISTRICT

This district retains the older industrial areas, including some heavy industry that cannot meet the District standards. This district encourages retaining these uses and the continual use of the existing buildings for industrial uses.

- The district provides a Thoroughfare Access character. This character is not attractive. Building types, exterior storage, scale, and other features are such that the City does not desire new industrial areas of this type. Therefore, expansion of Industrial Districts shall be limited to areas near the Missouri Pacific rail line and within a quarter (.25) mile north of the existing industrial area. New industrial areas with high visibility contradict the Comprehensive Plan.

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## **SUB-URBAN DISTRICTS**

Four districts comprise the SUB-URBAN character class. Three districts provide a SUBURBAN character type and one provides an ESTATE character type.

### **1. SUBURBAN, LOW-DENSITY (S-1) DISTRICT**

This district permits a wide range of residential uses. This district includes most of the newly developing areas designated Suburban in the Comprehensive Plan.

- This district permits low density development and a full range of residential uses in a manner consistent with providing a high quality SUBURBAN character. Significant areas of open space and/or landscaping shall be provided to maintain the balance between green space and buildings that characterize SUBURBAN character.
- This district is not intended to be used for fully developed areas -- those areas are zoned Neighborhood Conservation (NC) or in some instances Suburban, Moderate Density (S-2). The S-1 district would be used to infill tracts containing at least three (3) acres or where Paola seeks to redevelop the area to SUBURBAN character.

### **2. SUBURBAN, MODERATE DENSITY (S-2) DISTRICT**

This district permits a wide range of residential uses, at densities somewhat greater than that in the Suburban, Low Density (S-1) District, but less than those in the Thoroughfare Access (TA) District. This district is intended primarily for those portions of the City's Community Growth Area which lie in close proximity to the City's boundary and to public infrastructure.

- This district permits moderate density development and a full range of residential uses in a manner consistent with providing a high quality SUBURBAN character. Open space and landscaping shall be provided to maintain the balance between green space and buildings that characterize SUBURBAN character.

### **3. SUBURBAN COMMERCIAL (SC) DISTRICT**

This mixed use district provides a small commercial center in a SUBURBAN character area, or provides a commercial and business center serving an ESTATE community. This district is intended to be the community's commercial center by providing convenience type services.

- Development intensity is low. Uses are primarily retail, service, and office, but mixed use, including residential, is encouraged. This district's lower intensity commercial and high landscape surface ratio provide the desired SUBURBAN character and eliminate conflicts with surrounding residential land.
- This district serves mostly convenience and some neighborhood needs while avoiding creating commercial strips. No area greater than ten (10) acres shall be zoned for this district within one (1) mile of another SC district.

### **4. ESTATE (E) DISTRICT**

This district provides a high quality residential area with a very low density (generally large individual lots). Some single-family lots are large enough for equestrian uses.

- The density provides a transition between rural areas outside the City's Community Growth Area and suburban areas. This district ensures an overall ESTATE character is retained. Landscaping, lot size, and open space provide a strong sense of the estate being in a rural area. Substantial areas of open space and/or landscaping shall be provided to ensure this character. Landscaping should promote rural and natural images. This district applies to areas in western Paola, of difficult terrain, and that have developed in this pattern.

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- Paola's soils have poor absorption characteristics. Except on very large lots, individual wastewater systems are considered an unreliable and temporary solution to sewage disposal. Maximum density can be obtained only where the development is serviced by public utility systems. Standards provide for interim systems and the use of on-site systems.
- Water supply shall meet City standards except that E Districts shall not need systems capable of fire-fighting pressures.

## SPECIAL DISTRICTS

Special districts are applied to existing development areas. The Neighborhood Conservation (NC) District applies to neighborhoods or platted areas whose character is already set by existing uses and lotting and which should be protected or conserved.

## NEIGHBORHOOD CONSERVATION (NC) DISTRICTS

These districts protect the residential character of existing neighborhoods or platted subdivisions that were or are being developed under previous zoning regulations.

- These districts recognize the lotting standards in effect when the community was developed and avoid making older developments nonconforming as development standards evolve. These districts permit minor infill consistent with the existing character, but are not otherwise intended for use of new development or rezoning.
- Different types of neighborhoods exist which receive an NC- designation. Distinctions between these neighborhoods are made by numbers or letters following the NC. Each subcategory has lot size and setback standards (see Table 04.110 A).
  - R1: Single-family dwelling district intended to provide for low density residential development.
  - R2: Moderate density residential development including two-family and single-family homes.
  - R3: Higher density residential development that combines multi-family residences with single and two-family dwellings in a manner that retains the residential qualities of the neighborhood.

## PLANNED UNIT DEVELOPMENT (PUD)

A planned development allows a variety of housing types and higher density development. The largest percentage of dwelling unit type within the development must be single-family detached.

**Also see the following sections of the Paola Land Development Ordinance:**

- Article 2      Establishment of Zoning Districts
- Article 3      Use Regulations
- Article 4      District Intensity and Bulk Standards