

AN ORDINANCE Amending Chapter 29-A, the Zoning Code, of the Joplin Municipal Code of the City of Joplin, Missouri, by amending Appendix A, Land Use Table, by adding language to specially permit commercial uses in historic districts and specially permit commercial uses from historic landmarks.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That Section 1 (Use Table), of Appendix A (Land Use Table), of Chapter 29-A, (Zoning Code), of the Joplin Municipal Code be amended by adding the following uses:

“Interior Design Studio, Art Studio/Gallery, Antique Shop, Bakery Goods, Book Store, Gift Store”

Section 2. That Section 1 (Use Table), of Appendix A (Land Use Table), of Chapter 29-A (Zoning Code), of the Joplin Municipal Code be amended by permitting the following uses in MUC (Mixed Use Commercial), C-1 (Neighborhood Commercial), C-2 (Central Business) and C-3 (Commercial) Districts:

“Interior Design Studio, Art Studio/Gallery, Antique Shop, Bakery Goods, Book Store, Gift Store”

Section 3. That Section 1 (Use Table), of Appendix A (Land Use Table), of Chapter 29-A (Zoning Code), of the Joplin Municipal Code be amended by permitting the following uses through the issuance of a special use permit in R-1 (Single-Family Residential), R-2 (Two-Family Residential), R-3 (Apartment House) and R-4 (Townhouse) Districts:

“Interior Design Studio, Art Studio/Gallery, Antique Shop, Bakery Goods, Book Store, Gift Store, Office-General, Photography Shop, Restaurant-General, ”

Section 4. That Section 2 (Use Standards) of Appendix A (Land Use Table) of Chapter 29-A, (Zoning Code), of the Joplin Municipal Code be amended by adding new a paragraph (GG) to read as follows:

GG.Historic Commercial Uses in R-1, R-2, R-3, R-4 Districts

1. Purpose: To protect and conserve the heritage and character of Joplin’s historic residential neighborhoods by specially permitting commercial uses in historic districts and from historic landmarks.

2. Structures that are located in a residentially zoned district shall be part of a historic district or designated a historic landmark.
3. The commercial use must obtain a special use permit prior to operation.
4. The commercial use shall contribute positively to the historic character of the residential neighborhood.
5. Approval of the commercial use will not alter the historic district or historic landmark in a way that detracts from its uniqueness.
6. Prior to the granting of any special use permit, the Planning Commission or City Council may stipulate such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the special use as is deemed necessary for the protection of the public interest and to secure compliance with the standards and conditions contained in Article 21 of the Joplin Zoning Regulations.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 2nd day of July, 2007.

Jon Tupper, Mayor

ATTEST:

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney