

# Bar/Tavern Buffer Standard UDO Amendment

CEDC August 12, 2020



**LEE'S SUMMIT**  
MISSOURI

*Yours Truly*



# Background

- Bars/Taverns require a 300' buffer from a residential use, church or daycare.
- An applicant requested permission for a brewery at Chipman Place.
- Older commercial strips commonly abut residential uses

# Zoning Standards

Code	Use	Residential	School	Church
Chapter 4	<a href="#">Liquor license</a>	N/A	100'	100'
Chapter 33	<a href="#">Bar/Tavern</a>	300'	300'	300'
Chapter 33	<a href="#">Restaurant</a>	100' or 50' for an in-line tenant space	N/A	N/A
Chapter 33	<a href="#">Restaurant In-line tenant space</a>	50'	N/A	N/A
Chapter 33	<a href="#">Outdoor Patio/Decks</a>	100'	N/A	N/A
RSMO 311	<a href="#">Liquor license</a>	N/A	100'	100'

# Goal

- Allow our older strip centers to be more competitive with newer commercial developments
- Apply more context to when buffers are appropriate

# Proposal

- Reduce the residential buffer down to 100' for stand alone structures and 50' for in-line tenant spaces
- Standards for outdoor patios/decks will continue to protect residences with the 100' buffer, landscaping and fencing standards.