

**CLAY COUNTY, MISSOURI  
EASE OF DEVELOPMENT HANDBOOK**



*Information provided by*

**Clay County Economic Development Council**

**110 NW Barry Road, Suite 210**

**Kansas City, MO 64155**

**(816)468-4989, Fax (816)468-7778**

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**CLAY COUNTY, MISSOURI  
EASE OF DEVELOPMENT HANDBOOK**

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**CLAY COUNTY, MISSOURI**  
**EASE OF DEVELOPMENT HANDBOOK**

**INTRODUCTION**

Welcome to the Clay County Economic Development Council's *Ease of Development Handbook*. Clay County is enjoying unprecedented growth and development. With this growth come opportunities to prosper. This handbook provides information affecting the establishment and operation of businesses in Clay County, Missouri.

Every attempt has been made to ensure the accuracy of the information presented. Any questions or concerns about a particular fee, levy or assessment should be directed to the Clay County Economic Development Council. This handbook is not intended to be all-inclusive as to fees and taxes which may be applicable to businesses. For example, state taxes and fees such as business formation fees, corporation franchise taxes and unemployment taxes are not included. In addition, certain factors such as enhanced enterprise zones, empowerment zones, hospital districts, etc., which may apply to a particular site location, are not addressed. Handbook information is not meant to supersede information provided by specific jurisdictions. Services provided by jurisdictions vary and should be carefully considered in conjunction with applicable fees and taxes.

The Clay County Economic Development Council would like to particularly express its appreciation to those individuals and organizations that provided invaluable assistance with our efforts to develop this handbook. Contributions made by the following organizations are gratefully acknowledged.

City of Excelsior Springs  
City of Gladstone  
City of Kansas City  
City of Kearney  
City of Liberty  
City of North Kansas City  
City of Smithville  
County of Clay  
INGRAM's Book of Lists 2006 – 2007 Edition  
INGRAM's Destination Northland 2005 – 2006 Edition  
Insurance Services Office  
Mid-America Regional Council  
Missouri Department of Revenue, Tax Administration Bureau  
National Association of Home Builders  
Sales & Marketing Management 2005  
United States Census

## DEMOGRAPHICS

Population Growth

Household Income

Cost of Living Index

Housing Opportunity Index

Major Employers

Labor Force

Wage Rates

Labor Availability Analysis

*Information provided by*

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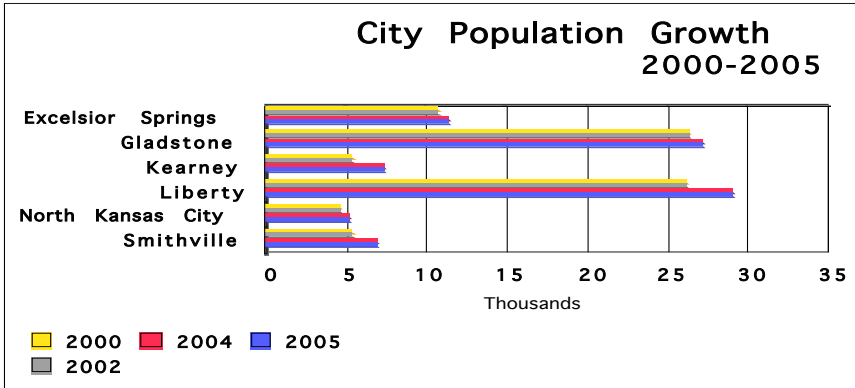
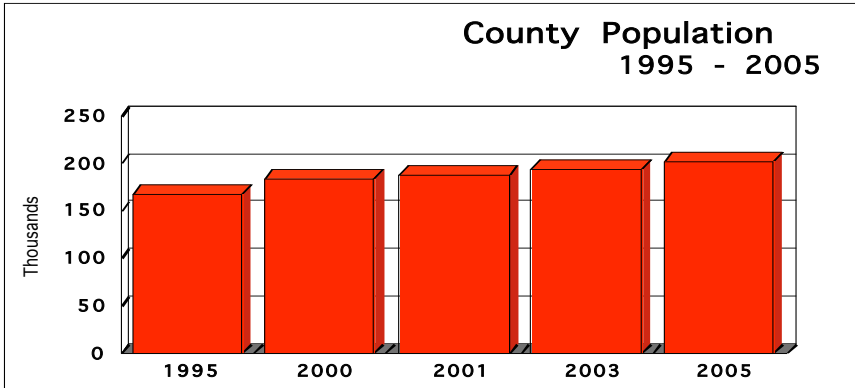
**Web site: [www.clayedc.com](http://www.clayedc.com)**

# CLAY COUNTY, MISSOURI

## POPULATION GROWTH

	1995	2000	2001	2003	2005	2000 – 2005
	Estimate		Estimate	Estimate	Estimate	% of Change 2000-2005
Clay County (total)	168,234	184,006	188,126	194,303	202,078	10%
Excelsior Springs	11,014	10,847	11,038	11,212	11,472	6%
Gladstone	27,591	26,365	26,600	27,117	27,306	4%
Kansas City (Clay County)	72,845	84,009	85,639	88,315	91,483	35%
Kearney	3,749	5,472	5,983	6,627	7,399	11%
Liberty	23,486	26,232	26,990	27,989	29,042	14%
North Kansas City	4,212	4,714	4,727	4,719	5,388	29%
Smithville	2,247	5,514	5,800	6,227	7,118	9%

Source: Mid-America Regional Council, U.S. Census Bureau



**CLAY COUNTY, MISSOURI**  
**HOUSEHOLD INCOME**

	Clay County	Kansas City Metro Area	State of Missouri
Number of Households	78,900	759,300	2,268,100
Total EBI (millions)	4,200,258	40,377,676	104,194,101
Per Capita EBI	21,128.05	20,873.49	18,099.31
Median Household EBI	44,852	42,594	35,800
% of Hlds > \$50,000	42.4%	40.1%	31.6%
Buying Power Index	.0806	.7086	1.8858

EBI – Effective Buying Income is the total income minus personal and real estate taxes intended to represent disposal income available for retail consumption. Generally speaking, EBI is a bulk measurement of market potential indicating the ability to buy, and is essential for selecting, comparing, and grouping markets.

BPI - The Buying Power Index is a weighted index that converts three basic elements: population (the demographic factor), Effective Buying Income (the economic factor) and retail sales (the distribution factor) into a measurement of a market's "ability to buy", and expressing it as a percentage of the national total (100.0000%)

The BPI is calculated by first producing a ratio of local population, income, and retail sales to the comparable U.S. totals, then assigning a weight of .5 to an area's income; .3 to retail sales; and .2 to population. These weights are then multiplied by the appropriate ratios and the resulting figures added together to produce the BPI for a state, county, or ZIP code.

The BPI is one of the most important measures used to estimate potential for mass-marketed items sold at popular prices

## CLAY COUNTY, MISSOURI

### COST OF LIVING INDEX

Kansas City is statistically among the least expensive major cities in the country. According to a cost-of-living survey by the American Chamber of Commerce Researchers Association (ACCRA), Kansas City is consistently among the nation's least expensive medium- and large-sized cities.

For the final quarter of 2004, Missouri Department of Economic Development figures placed Missouri as the sixth best state in the country in terms of cost of living.

The Association of Home Builders found much the same results in another recent study. Among areas with a population exceeding one million, Kansas City was ranked the most affordable for housing. The study found that families earning the medium income could afford nearly 85% of the homes sold in the Kansas City metro area, compared with communities such as Denver, where the average family could afford only 60% of the homes. In New York, that drops to 50%, while in San Diego it plummets to 22%.<sup>1</sup>

Cost of Living – 4 <sup>th</sup> Quarter 2004				
	Composite	Groceries	Housing	Healthcare
Kansas City	93.8	87.1	87.6	101.4
St. Louis	98.1	101.8	93.1	114.8
Missouri	91.1	93.5	94.6	94.7
United States	100	100	100	100
Source: Missouri Economic Research and Information Center (MERIC)				

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<sup>1</sup> INGRAM's Destination Northland 2005-2006 Edition

**CLAY COUNTY, MISSOURI**  
**HOUSING OPPORTUNITY INDEX**  
**2007 Q2 /2003 Q4**

<b>METRO AREA</b>	<b>Median Price (1,000s)</b>	<b>Housing Opportunity Index</b>	<b>Median Income (1,000s)</b>	<b>National Rank</b>
<b>Atlanta</b>	183	66.5	67.1	58
	169	77	69	38
<b>Boston</b>	353	26.5	76.9	167
	340	40	82.6	121
<b>Dallas</b>	183	55	63.2	91
	165	66.4	65.1	74
<b>Denver</b>	245	53.4	71.4	95
	224	65.1	69.5	80
<b>Indianapolis</b>	122	86.8	63.8	8
	--	--	--	--
<b>Kansas City*</b>	--	--	--	--
	119	87.9	66.7	11
<b>Los Angeles</b>	530	3	61.7	215
	410	6.2	53.5	159
<b>Minneapolis</b>	230	61.7	77.6	70
	220	68.4	76.4	66
<b>New York</b>	510	6.3	59.5	209
	365	12.9	54.4	149
<b>Phoenix</b>	251	32.4	59.1	147
	172	67.5	57.6	69
<b>St. Louis</b>	132	76.1	63.3	41
	119	83.7	65.9	15
<b>United States</b>	240	43.1	59	Interest rate
	225	50.5	57.5	6.44 5.83

\*Families earning the 2003 median Income of \$66,700 could afford to purchase 87.9% of the homes sold in the Kansas City Metro area in the last three months of 2003.

The Housing Opportunity Index is based on the median family income, interest rates, and the price distributions of homes sold in 180 metro markets in a particular quarter of a year. The price of homes sold is collected from actual court records by First American Real Estate solutions, a marketing company. The median family income for each market is calculated by the Department of Housing and Urban Development (HUD).

Source: [www.nahb.org/fileupload\\_details.aspx?contentID=34325](http://www.nahb.org/fileupload_details.aspx?contentID=34325)

**CLAY COUNTY, MISSOURI  
SELECTED MAJOR EMPLOYERS**

<b>EMPLOYER</b>	<b>TYPE OF CORPORATION</b>
Ford Motor Company	Manufacturing/Auto Assembly
Cerner Corporation	Healthcare Information Services
North Kansas City Schools	Non-Profit – Education
Ameristar Casinos, Inc.	Publicly Traded - Gaming
Harrah's North Kansas City	Publicly Traded – Gaming
North Kansas City Hospital	Non Profit/City Owned Health
World's of Fun	
Union Pacific Railroad	
Banta Publications	
Liberty Hospital	Non Profit/Community Owned Health
Hallmark Distribution Center	Personal Expressions
Liberty School District	Non-Profit - Education
Saint Luke's Health System	Privately Owned Health
Metropolitan Community Colleges	Non-Profit – Education
Wal-mart	Publicly Held – Discount Retail
Sprint Nextel Corp	Publicly Held - Communications
Wells Fargo & Co.	Publicly Held – Financial Services
RR Donnelley	Publicly Held – Printing, Supply-Chain Management
WW Grainger, Inc.	Publicly Held – Facilities Maintenance Supplies
William Jewell College	Privately Owned – Education
Ply Gem Industries, Inc.	Wholly Owned Subsidiary/Ply Gem Holdings Inc. Manufacturer
Ferrellgas Partners, LP	Publicly Held – Retail Propane Distribution
Lear Corporation	Publicly Held – Manufacturer/Auto Parts
Excelsior Springs Medical Center	Non-Profit – Health
Henry Wurst, Inc.	Privately Owned/Family Owned Graphic Communication Services/Printing
Excelsior Springs Seating Systems	Publicly Held –Subsidiary Diversified Automotive Supplier
Cook Composites & Polymers Co.	Joint Venture/International Manufacturer/Polyester Gel Goat

**Sources: Ingram's Book of Lists 2006-2007 Edition**

**CLAY COUNTY, MISSOURI**  
**LABOR FORCE**

	Clay County	Kansas City Metro Area	United States
Total Labor Force	111,784	1,041,627	147,299,391
Total Employed	104,780	973,002	136,458,810
Total Unemployed	6,482	64,949	10,117,603
Unemployment Rate	5.8%	6.3%	6.9%

Sources: KC MO-KS Metro Stat Area - 2005 American Survey; [www.census.gov](http://www.census.gov)

## CLAY COUNTY, MISSOURI

### MEDIAN WAGE RATES FOR SELECTED OCCUPATIONS

	Kansas City <sup>2</sup>	United States <sup>3</sup>
All Occupations	\$18.38	18.21
Management Occupations	44.29	42.52
Business & Financial Operations Occupations	26.56	27.85
Computer & Mathematical Occupations	31.45	32.26
Computer Programmers	30.94	32.4
Computer Systems Analysts	33.94	33.86
Architecture & Engineering Occupations	30.34	30.73
Life, Physical, & Social Science Occupations	27.59	27.90
Community & Social Services Occupations	17.24	18.04
Legal Occupations	31.09	38.98
Education, Training, & library Occupations	17.53	20.89
Arts, Design, Entertainment, Sports, & Media Occupations	19.70	21.30
Healthcare Practitioner & Technical Occupations	28.17	28.45
Healthcare Support Occupations	11.61	11.47
Protective Service Occupations	16.18	17.19
Food Preparation & Serving Related Occupations	8.30	8.58
Building & Grounds Cleaning & Maintenance Occupations	10.53	10.55
Janitors & Cleaners, Except Maids & Housekeeping Cleaners	10.13	10.15
Personal Care & Service Occupations	10.22	10.67
Sales & Related Occupations	16.99	15.77
Office & Administrative Support Occupations	14.19	14.28
Switchboard Operators, Incl. Answering Service	11.11	11.07
Secretaries, Except Legal, Medical, & Executive	13.12	13.35
Computer Operators	17.08	16.15
Data Entry Keyers	11.97	11.98
Word Processors & Typists	13.34	14.49
Shipping, Receiving, & Traffic Clerks	13.68	12.8
Farming, Fishing, & Forestry Occupations	12.17	10.10
Construction & Extraction Occupations	20.63	18.39
Installation, Maintenance & Repair Occupations	18.52	18.30
Electrical & Electronics Repairers, Commercial & industrial Equipment	20.35	21.32
Industrial Machinery Mechanics	20.39	19.74
Maintenance & repair Workers, General	16.46	15.70
Production Occupations	15.00	14.37
Machinists	16.15	17.00
Tool & Die Makers	19.86	21.61
Transportation & Material Moving Occupations	13.93	13.85
Laborers & Freight, Stock & material Movers, Hand	11.60	10.80
Industrial Truck & Tractor Operators	13.67	13.86

Sources: US Department of Labor, Bureau of Labor Statistics

<sup>2</sup> [http://www.bls.gov/oes/current/oes\\_28140.htm](http://www.bls.gov/oes/current/oes_28140.htm)

<sup>3</sup> [http://www.bls.gov/oes/current/oes\\_nat.htm](http://www.bls.gov/oes/current/oes_nat.htm)

**CLAY COUNTY, MISSOURI**  
**LABOR AVAILABILITY ANALYSIS**  
**KANSAS CITY, NORTH SUBURBS**

Metropolitan Kansas City consistently ranks as one of the nation's top regions in terms of workforce quality. In the past few years, sources ranging from Fortune magazine to the National Center for Health Statistics and the US Census Bureau all have cited the area for its outstanding workforce quality.

The specifics of these studies include documented levels of high productivity and low absenteeism. Often labeled as the "Midwestern work ethic," these traits are more than buzzwords. Kansas City area workers rank far below comparable cities in average workdays lost due to illness in a recent study by the National Center for Health Statistics.

The best test, however, may be in the marketplace. Several large employers have made significant commitments in the area because of workforce productivity. Ford Motor Company, for example, recently invested more than \$500 million in their Clay County plant, selecting it as the primary production center for new vehicles. One of the key reasons they noted was the productivity of the plant's workforce.

This enviable position is partly a result of geography and history. Clay County has a rural background, where work and employment are valued.

Statistically, the Clay County labor force accounts for approximately 160,154 of the estimated 631,600 workers in metropolitan Kansas City. Unemployment statistics in February 2005 placed Clay County at 4.6%, one of the lowest unemployment rates in the state and well below the metro average of 5.7%.

The largest age group in the workforce, comprising 26% of the total workforce, is age 35 to 44 followed closely by the 25 to 34 age group with 23% and 45 to 54 at 22%. The 55 to 64 age group fills only 1% of the total job here, while the 65 to 99 age group fills a small-but-growing three percent.

A variety of vocational training programs are available. The Business and Technology College, Maple Woods Community College, William Jewell College and Park University all offer programs for individual workers and employers.<sup>4</sup>

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<sup>4</sup> INGRAM's Destination Northland Edition 2005 - 2006

## **BUILDING PERMITS**

**Departments and Contacts**

**Residential Building Permits Issued**

**Fee Schedule**

*Information provided by*

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**Web site: [www.clayedc.com](http://www.clayedc.com)**

## CLAY COUNTY, MISSOURI

### BUILDING PERMIT DEPARTMENTS AND CONTACTS

#### CLAY COUNTY UNINCORPORATED

[www.claycogov.com](http://www.claycogov.com)

Planning and Zoning Department

Clay County

234 W. Shrader, Suite C

Liberty, MO 64068

Phone: 816-407-3380

Charles Adams, Building Official

#### EXCELSIOR SPRINGS

Inspections and Code Enforcement Department

City of Excelsior Springs

201 East Broadway

Excelsior Springs, MO 64024

Phone: 816-630-9567

Fax: 816-630-9572

Larry Murry, Director of Codes Administration

[lmurry@ci.excelsior-springs.mo.us](mailto:lmurry@ci.excelsior-springs.mo.us)

#### GLADSTONE

[www.gladstone.mo.us](http://www.gladstone.mo.us)

Community Development Department

Codes Administration Division

City of Gladstone

7010 N. Holmes

Gladstone, MO 64118

Phone: 816-436-2200

Fax: 816-436-2228

E-mail: [AlanN@gladstone.mo.us](mailto:AlanN@gladstone.mo.us)

Alan D. Napoli, C.B.O., Building Official

#### KANSAS CITY

[www.kcmo.org/codes](http://www.kcmo.org/codes)

City Planning & Development Department

Development Services Division

City of Kansas City

414 E. 12<sup>th</sup> Street, 5<sup>th</sup> Floor

Kansas City, MO 64106

Phone: 816-513-1478

Fax: 816-513-1457

E-mail: [Donald\\_booth@kcmo.org](mailto:Donald_booth@kcmo.org)

Donald N. Booth, PE, CBO, Building Official

#### KEARNEY

[www.kearneymo.com](http://www.kearneymo.com)

Community Development Department

City of Kearney

100 E. Washington

PO Box 797

Kearney, MO 64060

Phone: 816-903-4730

Fax: 816-628-4543

E-mail: [ccoffelt@ci.kearney.mo.us](mailto:ccoffelt@ci.kearney.mo.us)

Chad Coffelt, Building Inspector

#### LIBERTY

[www.ci.liberty.mo.us](http://www.ci.liberty.mo.us)

Building Division, Public Works Department

City of Liberty

City Hall, 3<sup>rd</sup> Floor

101 E. Kansas

Liberty, MO 64068

Phone: 816-792-6000, ext. 3105

Fax: 816-792-6026

Dale Gilbreath, Building Inspector

#### NORTH KANSAS CITY

[www.nkc.org](http://www.nkc.org)

Public Works Department

City of North Kansas City

2010 Howell Street

North Kansas City, MO 64116

Phone 816-274-6004

Fax: 816-421-5046

E-Mail: [dlharris@nkc.org](mailto:dlharris@nkc.org)

David Harris, Chief Building Inspector

#### PLEASANT VALLEY

[www.ci.pleasant-valley.mo.us](http://www.ci.pleasant-valley.mo.us)

Public Works Director

City of Pleasant Valley

6500 Royal Road

Pleasant Valley, MO 64068

Phone: 816-781-3996

Fax: 816-781-6002

#### SMITHVILLE

[www.smithvillemo.org](http://www.smithvillemo.org)

107 W. Main Street

Smithville, MO 64089

Phone 816-532-3897

Fax 816-532-3990

E-Mail: [scarson@smithvillemo.org](mailto:scarson@smithvillemo.org)

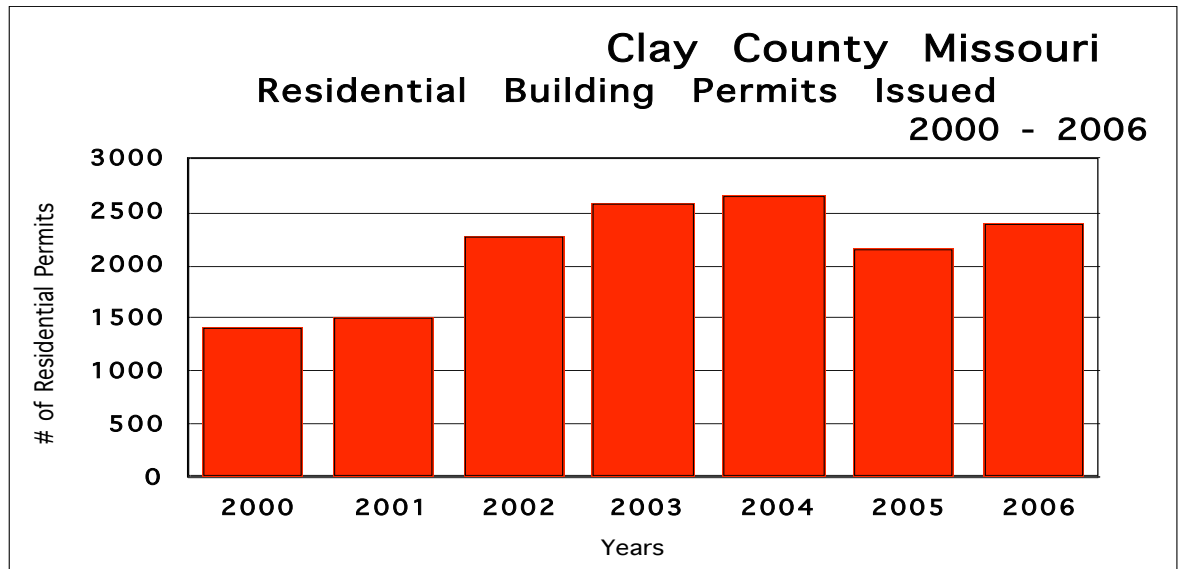
Sheryl Carson

Sources: City and County Administrations

**CLAY COUNTY, MISSOURI**  
**RESIDENTIAL BUILDING PERMITS ISSUED**

	1990	2000	2001	2002	2003	2004	2005	2006
Clay County	878	132	111	129	114	116	72	91
Excelsior Springs	--	47	25	48	58	56	52	36
Gladstone	47	67	52	201	45	35	7	61
Kansas City (Clay County only)	464	731	929	1444	1852	1610	1552	1936
Kearney	33	131	115	114	124	156	163	90
Lawson	--		0	1	0	2	0	0
Liberty	133	210	186	215	233	180	127	52
North Kansas City	--	0	0	0	0	277	47	8
Pleasant Valley	--	0	1	3	2	23	0	0
Smithville	27	90	83	120	157	201	130	128
Totals		1409	1502	2275	2585	2656	2150	2402

Source: Home Builders Association of Greater Kansas City



**CLAY COUNTY, MISSOURI  
BUILDING PERMIT FEE  
COMMERCIAL/INDUSTRIAL**

**Clay County Unincorporated**

<b>VALUATION</b>	<b>FEE</b>
For the first \$2,500 valuation	\$100.00
For every \$1,000 valuation up to \$100,000	7.00
For every \$1,000 valuation over \$100,000	4.00

**Construction Codes**

- 1994 – Uniform Building Code
- 1994 – Uniform Plumbing Code
- 1994 – Uniform Mechanical Code
- 1994 – Uniform Fire Code
- 1995 – Uniform Cable Code/Supplement to Uniform Building Code
- 1996 – National Electrical Code

**NOTE: Building permit fee schedule shall apply for building, electrical, plumbing and mechanical permits.**

**Source: Clay County Administration**

**CLAY COUNTY, MISSOURI  
BUILDING PERMIT FEE  
COMMERCIAL/INDUSTRIAL**

**Excelsior Springs**

<b>Total Valuation</b>		<b>Fee</b>
\$0	\$250	\$9.00
251	500	16.00
501	1,000	23.00
1,001	2,000	29.00
2,001	3,000	31.00
3,001	4,000	37.00
4,001	5,000	44.00
5,001	7,000	51.00
7,001	9,000	58.00
9,001	12,000	71.00
12,001	15,000	78.00
15,001	20,000	90.00
20,001	25,000	95.00
25,001	30,000	102.00
30,001	40,000	123.00
40,001	50,000	154.00
50,001	55,000	166.00
55,001	60,000	178.00
60,001	70,000	190.00
70,001	75,000	202.00
75,001	80,000	214.00
80,001	90,000	228.00
90,001	100,000	240.00

\$100,001 - \$1,000,000 - \$240 for the first \$100,000 plus \$2.60 for each additional \$1,000 or fraction thereof

\$1,000,001 and over - \$2,580 for the first \$1,000,000 plus \$1.75 for each additional \$1,000 or fraction thereof.

NOTE: Building permit fee schedule shall apply for building, plumbing, electrical and heating permits.

**Construction Codes**

- 2003 International Building Code
- 2003 International Plumbing Code
- 2003 International Mechanical Code
- 2003 International Fire Code
- 2002 National Electrical Code
- 2003 International Gas Code

2003 International Property Maintenance Code

Source: City of Excelsior Springs

**CLAY COUNTY, MISSOURI  
BUILDING PERMIT FEE  
COMMERCIAL/INDUSTRIAL**

**Gladstone**

<b>TOTAL VALUATION</b>	<b>FEE</b>
\$1.00 to \$500.00	\$31.00
\$501.00 to 2,000.00	\$31.00 for the first \$500.00 plus \$4.00 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$91.00 for the first \$2,000.00 plus \$17.50 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$493.50 for the first \$25,000.00 plus \$12.75 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$812.25 for the first 50,000.00 plus \$8.75 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,249.75 for the first \$100,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$4,035.75 for the first \$500,000.00 plus \$6.00 for each additional \$1,000.00, or fraction thereof to and including \$1,000,000.00
\$1,000,001.00 and up	\$7,035.75 for the first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof

**Other Inspections and Fees:**

1. Inspections outside of normal business hours .....\$57.00 per hour (minimum charge – 2 hrs.)
2. Inspection for which no fee is specifically indicated.....\$57.00 per hour (minimum charge – ½ hr.)
3. Additional plan review required by changes, additions or revisions to plans .....\$57.00 per hour (minimum charge – ½ hr.)

NOTE: Building permit fee schedule shall apply for building, electrical, plumbing, and mechanical permits.

**Excavation and Grading Permit Fees**

50 cubic yards (38.2 m3) or less      \$21.00

51 cubic yards (40 m3) to 100      \$32.00

**Excavation and Grading Permit Fees**

cubic yards (76.5 m3)

101 cubic yards (77.2 m3) to 1,000 cubic yards (764.6 m3)	\$32.00 for the first 100 cubic yards (76.5 m3) plus \$15.00 for each additional 100 cubic yards (76.5 m3), or fraction thereof, to and including 1,000 cubic yards (764.6 m3)
1,001 cubic yards (765.3 m3) to 10,000 cubic yards (7645.5 m3)	\$167.00 for the first 1,000 cubic yards (764.6 m3) plus \$13.00 for each additional 1,000 cubic yards (764.6 m3), or fraction thereof, to and including 10,000 cubic yards (764.5 m3)
10,001 cubic yards (7646.3 m3) to 100,000 cubic yards (76.455 m3)	\$284.00 for the first 10,000 cubic yards (7645.5 m3) plus \$57.00 for each additional 10,000 cubic yards (7645.5 m3), or fraction thereof, to and including 100,000 cubic yards (76.455 m3)
100,001 cubic yards (76,456 m3) or more	\$797.00 for the first 100,000 cubic yards (76,455 m3) plus \$32.00 for each additional 10,000 cubic yards (7645.5 m3) or fraction thereof

**Other Inspections and Fees:**

1. Inspections outside of normal business hours .....\$57.00 per hour (minimum charge – 2 hrs.)
2. Inspection for which no fee is specifically indicated.....\$57.00 per hour (minimum charge – ½ hr.)
3. Excavation and Grading Plan Review Fees: Residential \$30.00; Commercial \$100.00

**Construction Codes**

2003 – International Building Code (IBC)  
2002 – National Electrical Code (NEC)  
2003 – International Energy Conservation Code (IECC)  
2003 – International Existing Building Code (IEBC)  
2003- International Fire Code (IFC)  
2003 – International Fuel Gas Code (IFGC)  
2003 – International Mechanical Code (IMC)  
2003 – International Plumbing Code (IPC)  
See Title IX of the Code of Ordinances for the City of Gladstone for any additions, amendments, and/or deletions

Sources: City of Gladstone

**CLAY COUNTY, MISSOURI  
BUILDING PERMIT FEE  
COMMERCIAL/INDUSTRIAL**

**Kansas City**

Building Permit Fees and Construction Codes are available by contacting the city directly for information. Contact Information is:

**KANSAS CITY**

[www.kcmo.org/codes](http://www.kcmo.org/codes)

City Planning & Development Department

Development Services Division

City of Kansas City

414 E. 12<sup>th</sup> Street, 5<sup>th</sup> Floor

Kansas City, MO 64106

Phone: 816-513-1478

Fax: 816-513-1457

E-mail: [Donald\\_booth@kcmo.org](mailto:Donald_booth@kcmo.org)

Donald N. Booth, PE, CBO, Building Official

**CLAY COUNTY, MISSOURI  
BUILDING PERMIT FEE  
COMMERCIAL/INDUSTRIAL**

**Kearney**

**Building Permit**

1. 40 cents for each square foot of total space excluding unfinished basement
2. The minimum fee shall be \$30

**Plumbing Permit**

1. The fee shall be \$30 for up to and including 10 traps plus \$2 for each additional trap thereafter.
2. The minimum fee shall be \$30

**Mechanical Permit (The fee shall be as follows for each permit)**

1. Heating and A/C unit - \$30
2. Individual heating unit - \$30 each unit
3. Individual A/C unit - \$30 each unit
4. The minimum fee shall be \$30

**Electrical Permit (The fee shall be as follows for each main panel box and each sub panel box)**

1. 200 amp or less - \$30 each box
2. 400 amp - \$40 each box
3. 800 amp - \$50 each box
4. Over 800 amp - \$70 each box
5. Repairs, maintenance, rewire or electrical service changes up to 200 amps - \$30

**Demolition Permit**

1. \$30

**Miscellaneous Permit i.e. (Decks & Pools)**

1. \$30

**Construction Codes**

Information available online at <http://www.ci.kearney.mo.us/html/codification.html> for additions, amendments and exceptions

2000 – International Residential Code for One- and Two- Family Dwellings

1997 – Uniform Building Code

1997 – Uniform Code for the Abatement of Dangerous Buildings

1997 – Uniform Plumbing Code

1997 – Uniform Mechanical Code

1997 - Uniform Swimming Pool, Spa and Hot Tub Code

1999 – National Electrical Code

Sources: City of Kearney

**CLAY COUNTY, MISSOURI**  
**BUILDING PERMIT FEE**  
**COMMERCIAL/INDUSTRIAL**

**Liberty**

<b>Project Value</b>		<b>Permit Fee</b>	<b>Building Permit Fees</b>
\$0	\$250	\$11	<input type="checkbox"/> For projects valued: \$100,001 - \$1,000,000, permit fee is \$307 for first \$100,000 + \$3.30 for each additional \$1,000 or fraction thereof <input type="checkbox"/> For projects valued: \$1,000,001 and over, permit fee is \$3,299 for first \$1,000,000 + \$2.20 for each additional \$1,000 or fraction thereof <input type="checkbox"/> Re-inspection Fee: \$41 [no charge for first re-inspection] <input type="checkbox"/> Temporary Occupancy Permit: \$50
251	500	20	
501	1,000	30	
1,001	2,000	37	
2,001	3,000	40	
3,001	4,000	47	
4,001	5,000	56	
5,001	7,000	65	
7,001	9,000	75	
9,001	12,000	91	
12,001	15,000	100	
15,001	20,000	116	
20,001	25,000	122	
25,001	30,000	131	
30,001	35,000	139	
35,001	40,000	158	
40,001	50,000	197	
50,001	55,000	213	
55,001	60,000	228	
60,001	70,000	243	
70,001	75,000	259	
75,001	80,000	275	
80,001	90,000	292	
90,001	100,000	307	

<b>Plan Review/Check Fee</b>	<u>Residential</u>	<u>Non-Residential</u>
1 <sup>st</sup> \$1,000	\$3.00	\$13.00
Each additional \$1,000:	\$0.60	\$1.30

<http://www.ci.liberty.mo.us/DocumentView.asp?DID=273>

Land Disturbance fees  
\$150 for 1-5 acres of disturbance  
\$350 for 6-20 acres of disturbance  
\$750 for 22 or more acres of disturbance

**Construction Codes**

Construction Codes are available by contacting the city directly for information. Contact Information is:

**LIBERTY**

[www.ci.liberty.mo.us](http://www.ci.liberty.mo.us)

Building Division, Public Works Department

City of Liberty

City Hall, 3<sup>rd</sup> Floor, 101 E. Kansas

Liberty, MO 64068

Phone: 816-792-6000, ext. 3105

Fax: 816-792-6026

Dale Gilbreath, Building Inspector

Sources: City of Liberty

**CLAY COUNTY, MISSOURI  
BUILDING PERMIT FEE  
COMMERCIAL/INDUSTRIAL**

**North Kansas City**

<b>Total Valuation</b>		<b>Fee</b>
<b>\$1</b>	<b>\$500</b>	<b>\$15.00</b>
<b>501</b>	<b>2,000</b>	<b>\$15.00 for the first \$500 plus \$2.00 for each additional \$100 or fraction thereof, to and including \$2,000.00</b>
<b>2,001</b>	<b>25,000</b>	<b>\$45.00 for the first \$2,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.</b>
<b>25,001</b>	<b>50,000</b>	<b>\$252.00 for the first \$25,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.</b>
<b>50,001</b>	<b>100,000</b>	<b>\$414.50 for the first \$50,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00</b>
<b>100,001</b>	<b>500,000</b>	<b>\$639.50 for the first \$100,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00</b>
<b>500,001</b>	<b>1,000,000</b>	<b>\$2,039.50 for the first \$500,000 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.</b>
<b>1,000,001</b>	<b>Over</b>	<b>\$3,539.50 for the first \$1,000,000 plus \$2.00 for each additional \$1,000.00 or fraction thereof.</b>
<b>Additional permit issuance fee for electrical, mechanical and plumbing permits:</b>		
For issuing each permit		\$20.00
For issuing each supplemental permit		\$10.00
NOTE: Building permit fee schedule shall apply for building, electrical, mechanical and plumbing permits.		

**Construction Codes**

2000 – International Building Code, Uniform Mechanical Code, Uniform Plumbing Code

1999 – National Electrical Code

1994 – Uniform Code for the Abatement of Dangerous Buildings

2000 – International Fire Code

**Sources: City of North Kansas City**

**CLAY COUNTY, MISSOURI  
BUILDING PERMIT FEE  
COMMERCIAL/INDUSTRIAL**

**Smithville**

Building Permit Fees are available by contacting the city directly for information. Contact Information is:

**SMITHVILLE**

[www.smithvillemo.org](http://www.smithvillemo.org)

107 W. Main Street

Smithville, MO 64089

Phone 816-532-3897

Fax 816-532-3990

E-Mail: [scarson@smithvillemo.org](mailto:scarson@smithvillemo.org)

Sheryl Carson

**Construction Codes**

2003 International Building Codes

2003 International Plumbing Codes

2003 International Residential Code

2003 International Mechanical Code

2003 International Property Maintenance Code

2003 International Fuel Gas Code

2002 National Electrical Code and Energy Efficiency

Average Approval Time -7 days

## OCCUPATIONAL LICENSE

**Fee Schedule**

**Fixed Fee or Alternate Fee Schedule**

*Information provided by*

**Clay County Economic Development Council**

**110 NW Barry Road, Suite 210**

**Kansas City, MO 64155**

**(816)468-4989, Fax (816)468-7778**

**E-mail: [claycedc@qni.com](mailto:claycedc@qni.com)**

**Web site: [www.clayedc.com](http://www.clayedc.com)**

**CLAY COUNTY, MISSOURI**

**OCCUPATIONAL LICENSE FEE**

<b>CITY</b>	<b>GENERAL BUSINESS</b>	<b>FIXED FEE or ALTERNATE FEE</b>						
<b>Excelsior Springs</b>	Occupational License Fees are available by contacting the city directly – 816-630-0752							
<b>Gladstone</b> 816-436-2200	\$30 plus \$0.30 per \$1,000.00 of annual gross receipts	Same						
<b>Kansas City</b> Sharon Miller Business License Supervisor 816-513-1135 <a href="mailto:Sharon_miller@kcmo.org">Sharon_miller@kcmo.org</a>	Retail, Wholesale, and Service	Manufacturer and Building and Landscaping Contractor						
	Actual Gross Receipts – Low Limit = Subtotal x Incremental Rate = Subtotal + Base Rate = License Fee							
	Low Limit	High Limit	Incremental Rate	Base Rate	Low Limit	High Limit	Incremental Rate	Base Rate
	\$0	\$28,000	\$.00000	\$25	\$0	\$31,000	\$.00000	\$25
	28,001	55,000	.00090	25	31,001	62,000	.00080	25
	55,001	110,000	.00089	50	62,001	124,000	.00079	50
	110,001	220,000	.00088	99	124,001	248,000	.00078	99
	220,001	440,000	.00087	196	248,001	496,000	.00077	196
	440,001	880,000	.00086	388	496,001	992,000	.00076	387
	880,001	1,760,000	.00085	767	992,001	1,984,000	.00075	764
	1,760,001	3,520,000	.00084	1,515	1,984,001	3,968,000	.00074	1,508
	3,520,001	7,040,000	.00083	2,994	3,968,001	7,936,000	.00073	2,977
	7,040,001	14,080,000	.00082	5,916	7,936,001	15,872,000	.00072	5,874
	14,080,001	28,160,000	.00081	11,689	15,872,001	31,744,000	.00071	11,588
	28,160,001	56,320,000	.00080	23,094	31,744,001	63,488,000	.00070	22,858
	56,320,001	112,640,000	.00079	45,622	63,488,001	126,976,000	.00069	45,079
	112,640,001	225,280,000	.00078	90,115	126,976,001	253,952,000	.00068	88,886
	225,280,001	450,560,000	.00077	177,975	253,952,001	507,904,000	.00067	175,230
	450,560,001	901,120,000	.00076	351,441	507,904,001	1,015,808,000	.00066	345,378
	901,120,001	over	.00075	693,867	1,015,808,001	over	.00065	680,595
							Certain business categories are subject to an alternate fee	
<b>Kearney</b> 816-628-4142	\$30	Same						
<b>Liberty</b> Deputy City Clerk 816-792-6034 <a href="http://mo-liberty.civicplus.com/DocumentView.asp?DID=238">http://mo-liberty.civicplus.com/DocumentView.asp?DID=238</a>	Annual Gross Receipts		License Fee	Insurance agents and real estate brokers and agents pay according to the following fee schedule				
	\$0	\$100,000	\$50	Annual Gross Receipts		License Fee		
	100,001	500,000	150	0	25,000	50		
	500,001	1,000,000	300	25,001	50,000	160		
	1,000,001	2,000,000	450	50,001	100,000	320		
	2,000,001	3,000,000	600	100,001	over	482		
	3,000,001	5,000,000	750					
5,000,001	over	1,200						
<b>North Kansas City</b> 816-274-6004	Manufacturer, Retail, Wholesale, and Service			3,000,000				
	\$25 plus \$0.50 per \$1,000 or annual gross receipts			5,000,000		License Fee		
	Over		\$10,000	\$30				

CITY	GENERAL BUSINESS	FIXED FEE or ALTERNATE FEE		
		10,000	20,000	45
		20,000	50,000	75
		50,000	100,000	125
		100,000	200,000	175
		200,000	300,000	300
		300,000	500,000	400
		500,000	over	\$20 per \$10,000
		Certain business categories are subject to a fixed fee.		
<b>Pleasant Valley</b> Gerri Danielson 816-781-3996x14 <a href="mailto:gdanielson@pleasantvalley.mo.org">gdanielson@pleasantvalley.mo.org</a>	Base Rate \$100 plus \$.40 per \$1,000 gross receipts from prior year. After September 1 <sup>st</sup> new businesses are charged \$50 for the remainder of the year.	Same		
<b>Smithville</b>	Occupational License Fees are available by contacting the city directly 816-532-3897			

Sources: City Administrations

**PUBLIC PROTECTION**

**Fire Protection Class**

*Information provided by*

**Clay County Economic Development Council**

**110 NW Barry Road, Suite 210**

**Kansas City, MO 64155**

**(816)468-4989, Fax (816)468-7778**

**E-mail: [claycedc@qni.com](mailto:claycedc@qni.com)**

**Web site: [www.clayedc.com](http://www.clayedc.com)**

**CLAY COUNTY, MISSOURI  
FIRE PROTECTION CLASS**

<b>CITY</b>	<b>FIRE PROTECTION CLASS</b>
<b>Excelsior Springs</b>	<b>Available by contacting the city directly at 816-630-0752</b>
<b>Gladstone</b>	<b>4</b>
<b>Kansas City</b>	<b>3</b>
<b>Kearney</b>	<b>4</b>
<b>Liberty</b>	<b>4</b>
<b>North Kansas City</b>	<b>3</b>
<b>Pleasant Valley</b>	<b>4</b>
<b>Smithville</b>	<b>6</b>

Fire Protection Class is ranked on a scale of 1 to 10, with 1 being the most favorable. The rating is based on criteria established by Insurance Service Office, including available water supply, fire equipment, alarm communication, and personnel. Fire Protection Class ratings are generally updated at the request of the community, as services are enhanced.

Sources: Insurance Service Office, City Administrations

**CLAY COUNTY, MISSOURI  
LOCAL EARNINGS TAXES**

<b>CITY</b>	<b>LOCAL EARNINGS TAXES</b>
<b>Excelsior Springs</b>	<b>NONE</b>
<b>Gladstone</b>	<b>NONE</b>
<b>Kansas City</b>	<b>1%*</b>
<b>Kearney</b>	<b>NONE</b>
<b>Liberty</b>	<b>NONE</b>
<b>North Kansas City</b>	<b>NONE</b>
<b>Pleasant Valley</b>	<b>NONE</b>
<b>Smithville</b>	<b>NONE</b>

\*Businesses performing work or providing services in Kansas City, MO – 1% of net profits.

Individuals residing or employed in Kansas City, MO – 1% of gross earnings less deferred compensation

**CLAY COUNTY, MISSOURI**  
**2007 PROPERTY TAX LEVIES**

**Levies per \$100 of Assessed Valuation of Business Real Property**

City	Excelsior Springs	Gladstone	Kansas City (Clay County)	Kearney	Liberty	North Kansas City	Pleasant Valley	Smithville
State	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03
County	\$0.5053	\$0.5053	\$0.5053	\$0.5053	\$0.5053	\$0.5053	\$0.5053	\$0.5053
Surtax	\$1.59	\$1.59	\$1.59	\$1.59	\$1.59	\$1.59	\$1.59	\$1.59
City	\$1.0532	\$.8550	\$1.4632	\$0.63	\$0.9358	\$0.8393	\$0.6208	\$0.4487
School	\$4.7673	\$5.8898	\$5.8898	\$4.4920	\$5.64	\$5.8898	\$5.8898	\$4.1847
Other	Health, Library	Health, Library, College	Health, Library, College	Health, Library, Fire	Health, Library, Hospital	Health, College	Health, Library, College	Health, Library, Fire, Ambulance
Other	\$.4207	\$.6339	\$.6339	\$1.2172	\$0.555	\$0.3127	\$.6339	\$1.0986
Total	\$8.3665	\$9.504	\$10.1122	\$8.4645	\$9.2561	\$9.1671	\$9.2698	\$7.8573

**Levies per \$100 of Assessed Valuation of Business Personal Property**

City	Excelsior Springs	Gladstone	Kansas City (Clay County)	Kearney	Liberty	North Kansas City	Pleasant Valley	Smithville
State	Same as Real Property							
County	Same as Real Property							
Commercial Surtax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
City	Same	\$.5391	Same	Same	Same	\$0.5193	Same	Same
Other	Same as Real Property							
	\$6.7765	\$7.5981	\$8.5222	\$6.8745	\$7.6661	\$7.2571	\$7.6798	\$6.2673

**Approximate Effective Tax Rates on Market Value of Property**

City	Excelsior Springs	Gladstone	Kansas City (Clay County)	Kearney	Liberty	North Kansas City	Pleasant Valley	Smithville
Business Real Property	.0268	.0304	.0324	.0271	.0296	.0293	.0297	.0251
Business Personal Property	.0226	.0253	.0284	.0229	.0255	.0242	.0256	.0209
Residential Property	.0129	.0152	.0162	.0131	.0146	.0144	.0146	.0119
Agricultural Property	.0081	.0096	.0102	.0082	.0092	.0091	.0092	.0075

**Property Tax Assessment Percentages**

Business Real Property	32% of true value in money
Business personal property (machinery, furniture, & equipment) money	33 1/3% of true value in money
Residential property	19% of true value in money
Agricultural property	12% of true value in money

True value in money is the price which a property would bring if it were offered for sale on the open market. Assessed valuation is the market value multiplied by the property tax assessment percentage. Rates are levied on \$100 of assessed valuation.

**SAMPLE CALCULATION (Kansas City Location)**

Market value of business real property	\$250,000	$\$80,000/\$100 = 800$
Property tax assessment percentage	x .32	$800 \times \$10.1122 = \$8,089.76$
Assessed valuation	\$80,000	

OR Multiply market value by effective tax rate  $\$250,000 \times 3.24\% = \$8,100.00$

Significant variations in property tax rate occur based on the school district or other special district where the property is located. The sample calculations are shown to provide an estimate of property tax. Differences in estimated property tax are due to rounding. More than one school district, or other special district, may serve city residents. Rates shown are for the districts in which residents predominately reside. For business personal property rates deduct \$1.59 surtax for business real property. Kansas City levy of \$10.1122 does not include special levies for park maintenance and traffic way maintenance levied only on land exclusive of improvements. North Kansas City levy is \$0.8393 and Gladstone levy is \$0.8550 for real property and North Kansas City levy is \$0.5193 and Gladstone levy is \$0.5391 for personal property, while all other cities use the same levy for both real and personal property.

**CLAY COUNTY, MISSOURI**  
**SALES TAX RATES**  
**2006 THIRD QUARTER**

City	State Rate <sup>5</sup>	County Rate <sup>6</sup>	City Rates				City Total	TOTAL
			General	Transportation	Capital Improvement	Other		
Clay County Unincorporated	4.225%	0.8750					0.000	5.100%
Excelsior Springs	4.225%	0.8750	1.000	0.500	0.500	.50 LawEnf	2.500%	7.600%
Gladstone	4.225%	0.8750	1.000	0.500	0.500	.25 Park	2.250%	7.350%
Kansas City	4.225%	0.8750	0.000	0.500	1.000 <sup>7</sup>	.25 fire .25 police .375 KCATA	2.375%	7.475%
Kearney	4.225%	0.8750	1.000	0.500	0.500	0.000	2.000%	7.100%
Liberty	4.225%	0.8750	1.000	0.250	0.500	.25 fire .25 park	2.250%	7.350%
North Kansas City	4.225%	0.8750	1.000	0.500	0.0000	.0000	1.500%	6.600%
Smithville	4.225%	0.8750	1.000	0.500	0.000	.000	1.500%	6.600%

<sup>5</sup> State General Sales Tax 3.000%, Education 1.000%, Conservation 0.125% and Parks and Soil 0.100 for a total of 4.225%

<sup>6</sup> County General Sales Tax 0.750%, Law Enforcement 0.125% (Sunsets 12/31/2010),for a total of 0.8750%

<sup>7</sup> Kansas City additionally includes Sprint Arena taxes hotels \$1.50/day/occupied room; rental cars \$4.00/day/rented car

**CLAY COUNTY, MISSOURI  
UTILITY FRANCHISE TAXES  
COMMERCIAL/INDUSTRIAL**

CITY	FRANCHISE TAX				
	CABLE TELEVISION	ELECTRIC	GAS	TELEPHONE	STEAM
<b>Excelsior Springs</b>	<b>Utility Franchise Tax Rates available by contacting the city directly 816-630-0752</b>				
<b>Gladstone</b>	5%	7%	7%	7%	0
<b>Kansas City</b>	5%	10%	10%	10%	4%
<b>Kearney</b>	3%	5%	5%	2%	0
<b>Liberty</b>	5%	6%	5%	6%	0
<b>North Kansas City</b>	3%	5%	5%	3%	0
<b>Smithville</b>	<b>Utility Franchise Tax Rates available by contacting the city directly 816-532-3897</b>				

**CLAY COUNTY, MISSOURI**  
**AGGREGATE VALUATION**

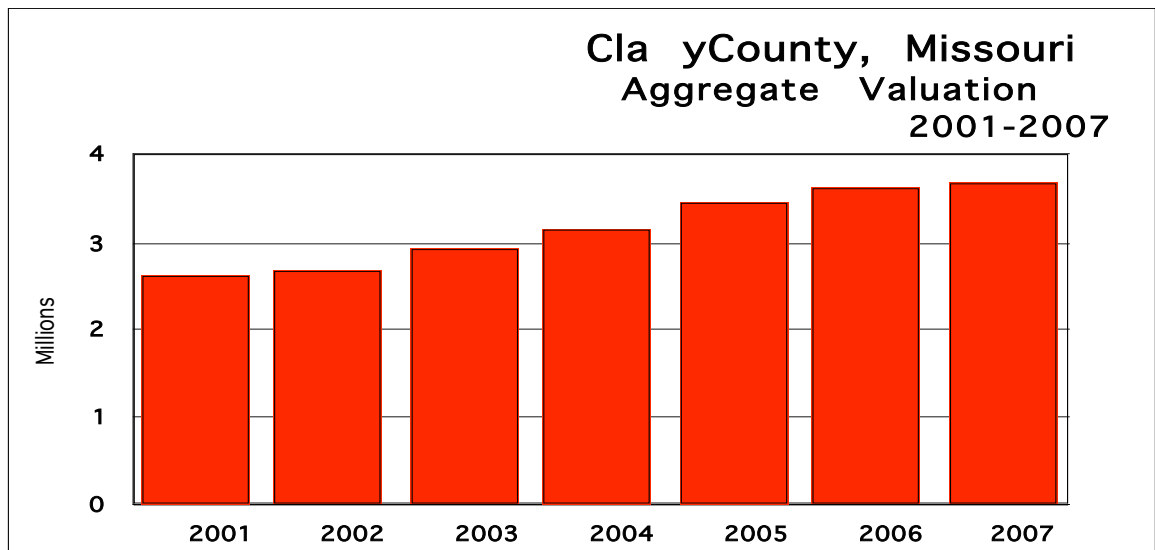
**2001 – 2007**

(\$ Millions)

	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>% Change 2001- 2007</b>
Clay County Total	2621.9	2696.3	2943.8	3166.6	3461.4	3620.3	3692.0	38%
Excelsior Springs	110.5	111.0	113.9	121.8	130.0	134.3	136.1	23%
Gladstone	307.9	310.2	325.7	336.6	362.1	365.2	372.6	21%
Kansas City (Clay County only)	1091.1	1145.2	1222.6	1328.8	1463.8	1567.1	1663.5	52%
Kearney	76.4	82.8	90.7	96.6	107.2	116.4	128.2	67%
Liberty	349.4	358.4	375.5	392.8	432.4	444.6	472.8	35%
North Kansas City	267.8	267.4	273.0	271.1	292.6	313.5	316.2	18%
Smithville	72.3	76.3	84.1	92.1	111.8	113.5	125.0	73%

Source: Office of the County Clerk

Aggregate Valuation is the total assessed value of all real estate, personal property, business personal property, and railroad and utility property within the county.



**CLAY COUNTY, MISSOURI**

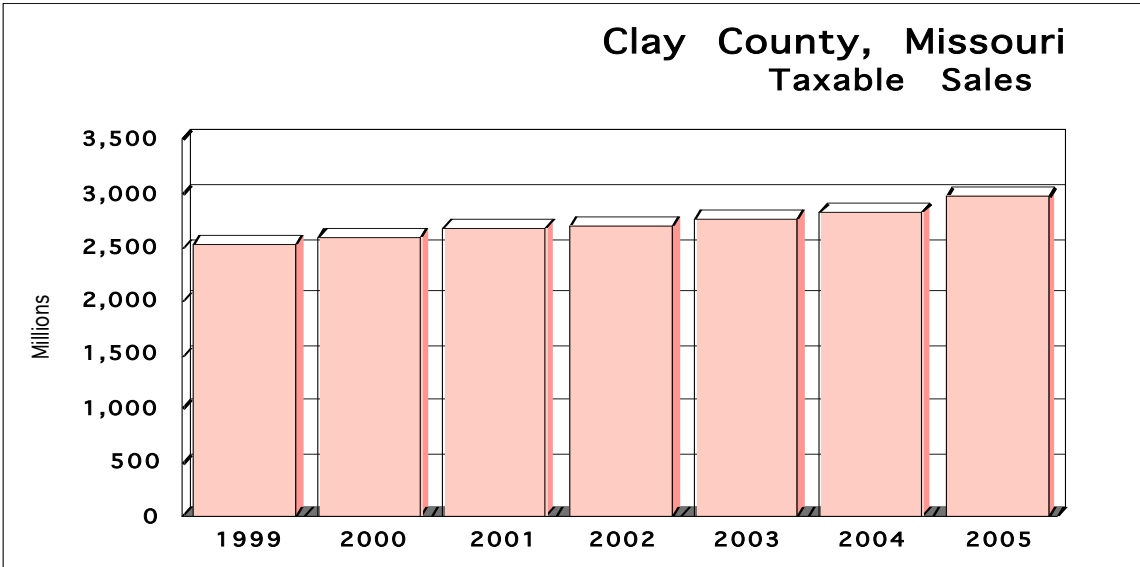
**TAXABLE SALES**

**1999 – 2005**

**(\$ Millions)**

	1999	2000	2001	2002	2003	2004	2005	% Change 1999-2005
Clay County	2,526	2,592	2,683	2,713	2,776	2,826	2,979	17.91%
Excelsior Springs	120	127	131	128	125	123	131	9.45%
Gladstone	297	319	293	297	300	298	300	1.06%
Kansas City (ALL)	7,023	7,004	7,323	6,940	6,981	7,120	7,239	3.06%
Kearney	54	62	65	68	74	78	85	56.99%
Liberty	267	281	280	270	284	281	338	26.33%
North Kansas City	352	354	345	331	341	354	410	16.31%
Pleasant Valley					19	21	23	NA
Smithville	55	59	60	60	63	67	70	26.41%

Source: Missouri Department of Revenue



**WATER AND SEWER CHARGES AND  
RATES COMMERCIAL/INDUSTRIAL**

**Water Charges and Rates**

**Sanitary and Storm Sewer Charges and Rates**

*Information provided by*

**Clay County Economic Development Council**

**110 NW Barry Road, Suite 210**

**Kansas City, MO 64155**

**(816)468-4989, Fax (816)468-7778**

**E-mail: [claycedc@qni.com](mailto:claycedc@qni.com)**

**Web site: [www.claycdc.com](http://www.claycdc.com)**

**CLAY COUNTY, MISSOURI**  
**WATER CHARGES AND RATES**  
**COMMERCIAL/INDUSTRIAL**

CITY	SERVICE CHARGE			VOLUME RATE		
<b>Excelsior Springs</b>	<i>Water Charges and Rates are available by contacting the city directly 816-630-0752</i>					
<b>Gladstone</b> 816-436-2200	\$6.63 per two months.			\$3.14 per thousand gallons.		
<b>Kansas City</b> Roger Ainsworth 816-513-0229  <a href="http://www.kcmo.org/water.nsf/web/waterrates?">www.kcmo.org/water.nsf/web/waterrates?</a>	Meter Size (inches)	Billed Monthly	Billed Bi-Monthly	First – 600 cubic feet at 1.74 per 100 cubic feet; Next 4,400 cubic feet at 1.90 per 100 cubic feet; Over – 5,000 cubic feet at 1.61 per 100 cubic feet.  Note: 100 Cubic feet equals 748 gallons		
5/8	\$10.00	\$14.08				
¾	\$10.50	\$15.92				
1	\$12.50	\$19.60				
1 ½	\$18.50	\$32.44				
2	\$24.00	\$44.10				
3	\$40.00	\$78.00				
4	\$58.00	\$107.50				
6	\$91.00	\$173.00				
8	\$144.00	\$282.00				
10	\$201.00	\$399.00				
12	\$235.00	\$466.00				
<b>Kearney</b> 816-628-4142	\$5.00 minimum charge per month			<i>First 1,000 gallons at \$5.00 per thousand gallons            Next 1,000 gallons at \$4.40 per thousand gallons            Over 2,000 gallons at \$3.90 per thousand gallons</i>		
<b>Liberty</b> 816-792-6011	Meter Size (inches)	Water system development Charge		<i>\$6.11 minimum charge per month (less than 1,000 gallons/month            First 2,000 gallons at \$5.18 per 1,000 gallons            Next 18,000 gallons at \$3.48            Next 80,000 gallons at \$3.17            Over 100,000 gallons at \$2.48</i>		
5/8	\$2,225					
1	\$5,560					
1 ½	\$11,130					
2	\$17,800					
<b>North Kansas City</b> Lorraine Hibbing <a href="mailto:llhibben@nkc.org">llhibben@nkc.org</a> 816-274-6000	The following service minimum based upon the customer's service meter size as follows:			<i>The remaining usage in all meter size categories to be charged under the following structure:</i>		
Meter Size (inches)	Rate		Gallons (or fraction thereof)	Rate (per 1,000 gallons)		

CITY	SERVICE CHARGE		VOLUME RATE	
		5/8	\$10.46	First 3,500
	3/4	\$12.91	3,500 – 10,000	\$1.00
	1	\$17.80	10,000 – 30,000	.95
	1 1/4	\$25.14	30,000 – 50,000	.90
	1 1/2	\$30.03	50,000 – 80,000	.85
	2	\$44.71	80,000 – 213,500	.70
	3	\$78.95	<i>Remaining gallons used, \$0.68 per 1,000 gallons up to 8 million gallons, then \$0.65 per 1,000 gallons or fraction thereof thereafter.</i>	
	4	\$250.18		
	6	\$494.86		
	8	\$984.03		
<b>Smithville</b>	<i>Water Charges and Rates are available by contacting the city directly 816-532-3897</i>			

Note: Commercial/Industrial water charges and rates are subject to sales tax.

Source: City Administration

**CLAY COUNTY, MISSOURI**

**SANITARY AND STORM SEWER CHARGES AND RATES**

**COMMERCIAL/INDUSTRIAL**

<b>CITY</b>	<b>SERVICE CHARGE</b>		<b>VOLUME RATE</b>
<b>Excelsior Springs</b>	<i>Sanitary and Storm Sewer Charges and Rates are available by contacting the city directly 816-630-0752</i>		
<b>Gladstone</b> 816-436-2200	\$9.89 per two months.		\$3.68 per thousand gallons of water metered.
<b>Kansas City</b> Roger Ainsworth 816-513-0229 <a href="http://www.kcmo.org/water.nsf/web/waterrates?">www.kcmo.org/water.nsf/web/waterrates?</a>	\$7.31 per month or \$9.16 bi-monthly		\$1.67 per 100 cubic feet of water metered Storm Sewer - \$0.50 per month per 500 feet of runoff surface
<b>Kearney</b> 816-628-4142	\$3.50 minimum charge per month.		<i>First 1,000 gallons at \$3.50 per thousand gallons of water metered. Next 1,000 gallons at \$2.20 pre thousand gallons of water metered. Over 2,000 gallons at \$2.00 per thousand gallons of water metered.</i>
<b>Liberty</b> 816-792-6011	Meter Size (inches)	Sewer Connection Fee	\$5.45 Per 1,000 gallons of water metered
	5/8	\$925	
	1	\$2,310	
	1 ½	\$4,630	
	2	\$7,400	
<b>North Kansas City</b> Lorraine Hibben <a href="mailto:llhibben@nkc.org">llhibben@nkc.org</a> 816-274-6000	Base Rate per Meter Size		\$1.94 per thousand gallons of water metered.
	Meter Size (inches)	Monthly	
	5/8	\$5.32	
	¾	\$6.85	
	1	\$9.92	
	1 ¼	\$14.51	
	1 ½	\$17.58	
	2	\$26.76	
	3	\$48.20	
	4	\$78.83	
	6	\$94.15	
	8	\$109.46	
	10	\$768.00	
<b>Smithville</b>	<i>Sanitary and Storm Sewer Charges and Rates are available by contacting the city directly 816-532-3897</i>		

Source: City Administrations

**ZONING**

**Departments and Contacts**  
**Schedule of Standing Meetings**  
**Zoning District Descriptions**

*Information provided by*

**Clay County Economic Development Council**

**110 NW Barry Road, Suite 210**

**Kansas City, MO 64155**

**(816)468-4989, Fax (816)468-7778**

**E-mail: [claycedc@qni.com](mailto:claycedc@qni.com)**

**Web site: [www.clayedc.com](http://www.clayedc.com)**

## CLAY COUNTY, MISSOURI

### ZONING DEPARTMENTS AND CONTACTS

#### CLAY COUNTY UNINCORPORATED

[www.claycogov.com](http://www.claycogov.com)

Planning and Zoning Department  
Clay County

234 W. Shrader, Suite C  
Liberty, MO 64068

Phone: 816-407-3380

David Clements, Director of Planning & Zoning

#### EXCELSIOR SPRINGS

City Planning Department

City of Excelsior Springs

201 East Broadway

Excelsior Springs, MO 64024

Phone: 816-630-9594

Email: [fdavis@ci.excelsior-springs.mo.us](mailto:fdavis@ci.excelsior-springs.mo.us)

Frank Davis, Director of Planning

#### GLADSTONE

[www.gladstone.mo.us](http://www.gladstone.mo.us)

Community Development Department

City of Gladstone

7010 N. Holmes

Gladstone, MO 64118

Phone: 816-436-2200

Fax: 816-436-2228

Scott Wingerson, Director of Community  
Development

#### KANSAS CITY

[www.kcmo.org/codes](http://www.kcmo.org/codes)

City Planning & Development Department

Development Services Division

City of Kansas City

414 E. 12<sup>th</sup> Street, 15<sup>th</sup> Floor

Kansas City, MO 64106

Phone: 816-513-2871

Fax: 816-513-1457

E-mail: [tom\\_coyle@kcmo.org](mailto:tom_coyle@kcmo.org)

Tom Coyle, Director

#### KEARNEY

[www.kearneymo.com](http://www.kearneymo.com)

Community Development Department

City of Kearney

100 E. Washington

PO Box 797

Kearney, MO 64060

Phone: 816-903-4730

Fax: 816-628-4543

E-mail: [dpavlich@ci.kearney.mo.us](mailto:dpavlich@ci.kearney.mo.us)

David Pavlich, Director of Community  
Development

#### LIBERTY

[www.ci.liberty.mo.us](http://www.ci.liberty.mo.us)

Community Development Department

City of Liberty

City Hall, 3<sup>rd</sup> Floor

101 E. Kansas

Liberty, MO 64068

Phone: 816-792-6125

Fax: 816-792-6026

E-Mail: [sanderson@ci.liberty.mo.us](mailto:sanderson@ci.liberty.mo.us)

Steve Anderson, Director of Planning &  
Development

#### NORTH KANSAS CITY

[www.nkc.org](http://www.nkc.org)

City of North Kansas City

2010 Howell Street

North Kansas City, MO 64116

Phone 816-274-6000

Fax: 816-421-5046

E-Mail: [mbsmith@nkc.org](mailto:mbsmith@nkc.org)

Michael Smith, Assistant to the City Administrator

#### PLEASANT VALLEY

[www.ci.pleasant-valley.mo.us](http://www.ci.pleasant-valley.mo.us)

Public Works Director

City of Pleasant Valley

6500 Royal Road

Pleasant Valley, MO 64068

Phone: 816-781-3996

Fax: 816-781-6002

#### SMITHVILLE

[www.smithvillemo.org](http://www.smithvillemo.org)

City of Smithville

107 W. Main Street

Smithville, MO 64089

Phone 816-532-3897

Fax 816-532-3990

E-mail: [jhendrix@smithville.org](mailto:jhendrix@smithville.org)

Jack Hendrix, Director of Community  
Development

Sources: City and County Administrations



**CLAY COUNTY, MISSOURI  
SCHEDULE OF STANDING MEETINGS**

	<b>Planning Commission</b>	<b>City Council</b>
<b>Clay County</b>	<b>1<sup>st</sup> Tuesday – 6:30 PM</b>	<b>Monday – 1:30 PM (County Commission)</b>
<b>Excelsior Springs</b>	<b>3<sup>rd</sup> Tuesday – 7:00 PM</b>	<b>1<sup>st</sup> and 3<sup>rd</sup> Monday – 6:00 PM</b>
<b>Gladstone</b>	<b>1<sup>st</sup> and 3<sup>rd</sup> Monday – 7:30 PM</b>	<b>2<sup>nd</sup> and 4<sup>th</sup> Monday – 7:30 PM</b>
<b>Kansas City</b>	<b>1<sup>st</sup>, 3<sup>rd</sup> Tuesday – 9:00 AM</b> Board of Zoning Adjustment 2 <sup>nd</sup> , 4 <sup>th</sup> Tuesday – 12:30 PM  Plats Review Committee every two weeks Wednesday – 8:30 AM	<b>Thursday – 3:00 PM</b>
<b>Kearney</b>	<b>2<sup>nd</sup> Monday – 6:30 PM</b>	<b>1<sup>st</sup> and 3<sup>rd</sup> Monday – 6:30 PM</b>
<b>Liberty</b>	<b>2<sup>nd</sup> Tuesday</b>	<b>2<sup>nd</sup> and 4<sup>th</sup> Monday – 7:00 PM</b>
<b>North Kansas City</b>	<b>1<sup>st</sup> Thursday – 6:00 PM scheduled only as needed</b>	<b>2<sup>nd</sup> and 4<sup>th</sup> Tuesday – 7:00 PM</b>
<b>Pleasant Valley</b>		<b>1<sup>st</sup> and 3<sup>rd</sup> Monday – 7:30 PM</b>
<b>Smithville</b>	<b>1<sup>st</sup> Thursday – 7:00 PM</b>	<b>1<sup>st</sup> and 3<sup>rd</sup> Tuesday – 7:00 PM</b>

Sources: City and County Administrations

**CLAY COUNTY, MISSOURI**  
**ZONING DISTRICT DESCRIPTIONS**  
**Excelsior Springs**

Zoning District Descriptions are available by contacting the city directly for information.  
Contact Information is:

**EXCELSIOR SPRINGS**

City Planning Department  
City of Excelsior Springs  
201 East Broadway  
Excelsior Springs, MO 64024  
Phone: 816-630-9594  
Email: [fdavis@ci.excelsior-springs.mo.us](mailto:fdavis@ci.excelsior-springs.mo.us)  
Frank Davis, Director of Planning

**CLAY COUNTY, MISSOURI**  
**ZONING DISTRICT DESCRIPTIONS**

**Gladstone**

Zoning District Descriptions are available by contacting the city directly for information.  
Contact Information is:

**GLADSTONE**

[www.gladstone.mo.us](http://www.gladstone.mo.us)

Community Development Department

City of Gladstone

7010 N. Holmes

Gladstone, MO 64118

Phone: 816-436-2200

Fax: 816-436-2228

Scott Wingerson, Director of Community Development

**CLAY COUNTY, MISSOURI**  
**ZONING DISTRICT DESCRIPTIONS**

**Kansas City**

R-1aa	One-family dwelling district (low density).
R-1bb	One-family dwelling district (low density).
R-1a	One-family dwelling district (medium density).
R-1b	One-family dwelling district.
RA	Agricultural district
R-2a	Two-family dwelling district (low density).
R-2b	Two-family dwelling district.
R-3	Low apartments, low density
R-4	Low apartment district.
R-4-O	Low apartment, administrative office building district.
R-5	High apartment district.
R-5-O	High apartment, administrative office building district.
R-6	High apartments provisional.
R-P	Automobile parking zone.
RPT	Temporary automobile parking zone.
O	Office district.
OM	Office district (medium intensity).
CP-1	Neighborhood planned business centers.
CP-2	Local planned business centers.
CP-3	Regional planned business centers.
CPO-1	Administrative, professional and research district (high buildings).
CPO-2	Administrative, professional and research district.
C-1	Neighborhood retail business district
C-2	Local retail business district
C-3a1	Intermediate business (low buildings) district.
C-3a2	Intermediate business (high buildings) district.
C-3b	Intermediate business transitional district.
CX	Adult entertainment district; overlay.
C-4	Central business district
M-P	Planned industrial district.
URD	Urban redevelopment district.
M-1	Light industrial district
M-2a	Heavy industrial district
M-2b	Heavy industrial district (non-residential).
M-3	Heavy industrial district (residual uses).
MR	Materials reprocessing district
US	Underground space.
CUP	Community unit project; overlay
PD	Planned development; overlay

**CLAY COUNTY, MISSOURI**  
**ZONING DISTRICT DESCRIPTIONS**

**Kansas City (continued)**

SR	Special review district; overlay
GP	Kansas City, Missouri, has established general planned development districts which are intended to better insure that development of land in the vicinity of a major public facility is generally compatible with the kind of services provided by such public facility and does not interfere with or impair the maximum efficient operation thereof.

**Kansas City International Airport General Planned Development District**

GP-1	General industry district
GP-2	General transient retail business district.
GP-3	Regional business district
GP-4	High density residential district.
GP-5	Medium density residential district.
GP-6	Low density residential district.
GP-7	Agricultural and low density residential district.
GP-8	Airport and conservation district.

**Kansas City Longview Lake General Planned Development District**

GPA	Agricultural District
GPR-1	Residential low density district.
GPR-2	Residential medium density district.
GPO	Office district
GPC	Commercial District
GPI	Institutional District

**CLAY COUNTY, MISSOURI**  
**ZONING DISTRICT DESCRIPTIONS**

**Kearney**

**R-A Agricultural District**

The purpose of this district is to provide for agricultural and related uses; and to preserve and protect agricultural resources.

Single-family dwellings. Farming, dairy farming, livestock, poultry raising, game birds, pasturing of livestock, and all uses commonly classed as agricultural. Fish hatcheries, apiaries, aviaries. Fishing lakes and picnic groves. Forests and wildlife reservations, or similar facilities. Fur farming for the raising of fur bearing animals, excluding skunks and civet cats. Mushroom barns and caves. Nurseries, greenhouses and truck gardens. Public and private schools. Churches, chapels, temples and synagogues. Golf courses including accessory club houses and facilities, but not golf driving ranges, pitch and putt or miniature golf courses. Riding stables or riding tracks. Kennels. Non-profit private clubs serving primarily neighborhood groups. Accessory uses, including repair shops, sheds, garages, barns, silos, irrigation wells and pumps, bunk houses, incidental dwellings, buildings and structures customarily required for any of the above uses.

**R-1 Low-Density Residential District**

The purpose of this district is to provide for single-family residential development together with such other uses as may be necessary or are typically compatible with residential surroundings. This district is also designed to protect and preserve existing development of a similar character.

Dwelling, single family, excluding manufactured, mobile or modular homes. Churches, chapels, temples and synagogues and publicly owned community buildings, public museums, public administrative buildings within such parks, police and fire stations. Golf courses, for daytime use only, including accessory club houses, but not golf driving ranges, pitch and putt or miniature golf courses. Public and private schools. Railroad right of ways, not including railroad yards. Accessory uses. Home occupations subject to use standards.

**R-2 Two-Family Residential District**

The purpose of this district is to provide for two-family residential development, commonly known as duplexes in a way to protect and preserve existing as well as future single-family development. Any permitted use allowed in the Low-Density Residential District (R-1). Two-Family dwellings excluding manufactured, mobile or modular homes. Accessory uses as provided in District R-1.

**R-3 Medium-Density Residential District**

The purpose of this district is to provide quality apartment development in a higher density setting, while ensuring that livability, property values, open spaces, safety, and the general welfare will be sustained. Multi-family buildings. Condominium dwelling houses, town homes or attached row houses. Apartment Hotels. Accessory uses.

**C-O Non-Retail District**

This commercial district is designed to accommodate office buildings without any retail facilities as well as professional offices in commercial areas. Office and office buildings to be used only for the administrative functions of companies, corporations, social or philanthropic organizations or societies. Other offices including but not limited to the following: accountants, architects, planners, artist studios, brokers, engineers, surveyors, dentists, dental laboratories, lawyers, physicians, osteopaths, chiropractors, real estate, insurance. Mortuaries. Accessory buildings and uses.

**C General Commercial District**

This commercial district is intended to provide a location for miscellaneous retail, wholesale and businesses serving the consumer public, business and agriculture. Any store or shop for retail trade or for rendering personal, professional or business services. Accessory buildings and uses.

**CLAY COUNTY, MISSOURI**  
**ZONING DISTRICT DESCRIPTIONS**

**Kearney (continued)**

**M Industrial District**

The Industrial District is intended primarily for production, processing and assembly plants that are operated so that they create limited environmental problems in the way of sounds, smoke, vibrations, noise, odor, dust and glare of such operations are completely confined within an enclosed building. The Industrial District is also intended for the development of office/warehouse uses. This district is established for industrial uses which do not require large amounts of land; generate modest amounts of traffic; are consistent with the capability and availability of public and private services; and do not permit the intermixing of residential uses. Manufacturing, processing, fabrication or assembling of commodities including activity requiring railroad siding or frequent pick up and delivery by motor truck except junk or salvage. Warehousing, wholesaling and storage of any commodity not otherwise hazardous or toxic including all types of merchandise requiring railroad siding or frequent pick up and delivery by motor truck, except junk or salvage. Freight, truck and rail terminals. Offices, office/warehouses and laboratories. Utility uses as follows: Electric and telephone substations, gas regulator stations, pumping stations, water towers and standpipes and utility service areas and related storage.

**P Planned Zoning District**

A Planned District shall provide for and encourage latitude and flexibility in the location of buildings, structures, roads, drives, variations in yards and open spaces, all subsequent to approval of the plan. The purpose is to allow development of tracts of land to their fullest extent and at the same time observe the general intent and spirit of zoning regulations.

**CBD Central Business District Overlay District**

This district includes the commercial uses in the central business district which provide the major focus of retail, government, business services and entertainment facilities for the entire community. Any use permitted in a district with a "C" in the title (C-O) or CBD). Dwelling units constructed on a second or higher story of a building in conjunction with commercial uses established on the first floor of such structures. Accessory buildings and uses.

**FP Floodplain Overlay District**

Restricts or prohibits uses which are dangerous to health, safety or property in times of flooding or cause undue increases in flood heights or velocities.

**AQ Aquifer Protection Overlay District**

This district is designed to safeguard the public hearing, safety and welfare of the customers of protected public eater supplies by regulating land use and the storage of hazardous materials. The intent of this district is to protect the community's potable water supply against contamination.

**Conditional Uses**

Specific uses requiring permits.

**CLAY COUNTY, MISSOURI**  
**ZONING DISTRICT DESCRIPTIONS**

**Liberty**

Districts

A	Agriculture district – Land uses common to this district are farming, dairy farming, livestock, poultry raising and fish hatcheries. Single-family homes are permitted
R-1A	Suburban residential district*
R-1B	Low-density single-family residential district*
RC	Rural conservation residential district – Designed to conserve open space by developing in clusters on 50% or less of a development site. Permitted uses are similar to those allowed in existing single-family residential districts. Promotes open space.
R-1C	Standard single-family residential district
RNC	Neighborhood conservation residential district
RN	Neighborhood residential district – Designed to be used as the residential portion of a traditional neighborhood
R-2	Two-family residential district*
R-3	Single-family cluster residential district*
R-4	Townhouse district*
R-5	Garden apartment district – This district is created for two-family and multi-family dwellings designed to permit the maximum use of outdoor open space and having a high degree of landscaping.
R-6	Low-rise apartment district*
R-7	High-rise apartment district*
RMP	Mobile home park district*
PD	Planned development district*
MU	Mixed-use district – Is to allow for a mixture of commercial and residential and is designed to be used as the central core of a traditional neighborhood
CO	Non-retail business district
C-1	Neighborhood business district
C-2	General business district
C-3	Highway business district*
CBD	Central business district
CBS	Central business service district*
BP	Business park district
M-1	Light industrial district
M-2	General industrial district*
HP	Historic preservation district overlay

\* Certain zoning districts, have been retained to allow the continue development and use of land within these districts under the provisions of the existing zoning district regulations. The rezoning of land to any of these designated districts shall not be permitted.

**CLAY COUNTY, MISSOURI**  
**ZONING DISTRICT DESCRIPTIONS**

**North Kansas City**

**R-1A Low Density Single-Family Residential District**

One-family dwellings. Minimum lot area of 8,000 square feet per family. Churches and schools and publicly owned and operated community buildings, public museums, public libraries. Parks and playgrounds, including recreation or service buildings and swimming pools, which are owned or operated by a governmental agency. Public and private schools. Golf courses and clubhouses appurtenants thereto (except miniature golf courses, driving ranges and other similar activities operated as a business). Railroad rights-of-way, not including railroad yards. Child care facility as an accessory use to residential dwellings, churches and schools.

**R-1B High Density Single-Family Residential District**

Any use permitted in district R-1A. One-family dwellings. Minimum lot area of 3,850 square feet per family.

**R-2 Two-Family Residential District**

Any use permitted in district R-1B. Two-family dwellings commonly referred to as duplexes. Minimum lot area of 6,000 square feet per family for each one-family dwelling, or 3,000 square feet per family per two-family dwelling.

**R-3 Cluster or Garden Apartment District**

Any use permitted in district R-1A. Garden apartment buildings and town houses. Innovative housing techniques such as patio houses, zero lot line homes and mixed housing systems.

**R-4 Medium Density Apartment District**

Single-family dwellings under the regulations of district R-1A. Two-family dwellings under the regulations of district R-2. Medium-density apartment buildings. Housing of a single- or multi-family type for senior citizens and limited to a planned district. Rooming houses.

**R-5 High Density Apartment District**

Single-family dwellings under the regulations of district R-1A. Two-family dwellings under the regulations of district R-2. Medium rise apartment buildings under the regulations of district R-4. High density apartment buildings.

**C-O Non-retail Business District**

Any use permitted in district R-3. Office buildings to be used only for the administrative functions of companies, corporations, social or philanthropic organizations or societies. Other offices limited to the following: accountants, architects, brokers and accountants, engineers, dentists, lawyers, physicians, osteopaths, chiropractors, real estate and insurance. Mortuaries. Hospitals, clinics, laboratories and other treatment and diagnostic facilities for the medial arts for humans only. Child day care center.

**C-1 Local Business District**

Any use permitted in district C-O. Shops and stores for sale at retail of foods and beverages for human consumption, soft goods such as clothing and shoes, drugs and cosmetics, furniture and appliances, printed materials, notions, hardware and paint, kitchenware, toys and sporting goods, jewelry, gifts and novelties, flowers, tobacco products, photographic equipment, antiques, artist and hobby supplies, music supplies and medial supplies, bicycles. Services such as professional offices, banks and savings and loan associations, insurance, barber and beauty shops, schools, optical shops, seamstress and tailoring,

dry cleaning and laundry pickup or coin-operated and dry cleaning operations classed as low hazard in the applicable codes, eating establishments, interior decorations, photographers, shoe repairs, clinics, small animal hospitals. Offices of all types, including post offices, public or privately owned utilities offices.

**CLAY COUNTY, MISSOURI**  
**ZONING DISTRICT DESCRIPTIONS**  
**North Kansas City (continued)**

**C-2 Retail Business District**

Any use permitted in district C-1, except that dwellings shall not be permitted. Shops and stores for the sale at retail or wholesale of department store merchandise, furniture and appliances, new automobiles and trucks, used car lots, automobile supplies, motorcycles, petroleum products (bulk plants not permitted), newspapers, pets books, stationery, handcraft, office and hotel supplies. Services such as clubs, hotels and motels, automobile repair in connection with new auto sales, dry cleaning and laundries, appliances and small equipment repair, printing and publishing, custom maintenance, on-site handcrafting, delivery services, radio and television broadcasting studios, public or private entertainment and recreation, places where alcoholic beverages are served, charity and welfare.

**C-3 Service Business District**

Any use permitted in district C-2. Shops, stores and yards for the sale at retail or wholesale, or the rental of such items as automotive equipment, trucks, trailers, boats, camping accessories, tools, farm machinery supplies, building supplies, ice, lawn accessories, Services such as assembly and meeting halls, automobile repair and washing, farm machinery repair, pop bottling, miniature golf and commercial recreation parks, drive-in theaters, general repair and fix-it shops, frozen foods, including lockers, swimming pools, trade schools, lending establishments. Nurseries and greenhouses, bakeries. Manufacture or assembly of products to be sold only at retail on the premises.

**M-1 Light Industrial District**

Any use permitted in district C-3 except child day care centers or child care facilities, unless operated on site as an accessory use to the primary employment function of the property and for use by employee families only. Manufacturing, processing, fabrication, assembling, packaging, repairing, cleaning, servicing or testing of any commodity except junk or salvage. Warehousing, wholesaling and storage of any commodity except junk or salvage. Nurseries and greenhouses limited to the propagation and cultivation of plants.

**M-2 General Industrial District**

Any use permitted in district M-1. Bus barns or lots. Cleaning, pressing and dyeing plants including laundries. Cold storage plants. Dog pounds and kennels if within an enclosed building. Machine shop. Plumbing and sheet metal shops. Railroad yards. Railroad repair shops. River freight terminals, docks, loading and unloading equipment. Handling, storage and processing of salvage and scrap metals.

**G-1 Gaming and Amusement District**

Gambling boars and accessory uses and equipment. Hotels, Motels. Campgrounds. Family theme entertainment parks. Establishments for eating and dispensation of alcoholic beverages. Shops and stores for sale at retail of soft goods such as clothing, jewelry, and gifts and novelties.

**Conditional Uses**

List of specific uses

**Planned Unit Development (PUD)**

Provides for project variety and diversity. Development flexibility is provided in exchange for on-going community benefits that achieve the following purposes: To encourage a mix of different land uses; to encourage innovations in residential, commercial, recreational and industrial development and redevelopment, and to allow flexibility in the application of zoning requirements regarding bulk, setbacks,

lot sizes, and open space, due to unique physical conditions of a particular site, while ensuring that such flexibility will not be used in a manner that distorts the objectives of these regulations.

**CLAY COUNTY, MISSOURI**  
**ZONING DISTRICT DESCRIPTIONS**  
**Pleasant Valley**

Zoning District Descriptions are available by contacting the city directly for information.  
Contact Information is:

**PLEASANT VALLEY**

[www.ci.pleasant-valley.mo.us](http://www.ci.pleasant-valley.mo.us)

Public Works Director

City of Pleasant Valley

6500 Royal Road

Pleasant Valley, MO 64068

Phone: 816-781-3996

Fax: 816-781-6002

**CLAY COUNTY, MISSOURI**  
**ZONING DISTRICT DESCRIPTIONS**

**Smithville**

**B-1 MIXED-USE BUSINESS DISTRICT:** The intent of this district is to provide mixed-use commercial districts for convenience shopping facilities office uses and multi-facility residential in and near residential neighborhoods. Such mixed-use developments will often occupy a small area, frequently at an intersection or on a major street, in an area that is otherwise wholly residential.

**B-2 HIGHWAY BUSINESS DISTRICT:** The intent of this district is to provide commercial locations for uses which serve as a convenience to the traveler or require a location on a highway or arterial in order to have an efficient operation. It is further intended that the uses be of a single-purpose character and not be of a nature in which people walk from store-to-store as in a nucleated center. Screening and off-street parking are required to reduce possible adverse effects on surrounding residential uses.

**B-3 GENERAL BUSINESS DISTRICT:** The intent of this district is to provide a zone which is suitable to accommodate basic retail, service, and office uses which are not located in the central business district but are located adjacent to the central business district or on arterials leading to the downtown area. Commercial uses that require large floor areas or large land areas and that are not compatible with the central business district are included in this district. This district has few limitations as to the types of commercial development permitted and therefore should not be utilized for shopping centers unless accompanied by a Planned Unit Development (PUD).

**B-4 CENTRAL BUSINESS DISTRICT:** The intent of this district is to provide a zone which will accommodate the broad range of retail shopping activities and office uses that are normally found in the core area of a city; and residential uses established at the perimeter of the downtown.

**I-1 LIGHT INDUSTRIAL DISTRICT:** The intent of this district is to provide locations for those manufacturing industries and related industrial activities in which the finished product is generally produced from semi-finished materials and requires little or no outside material storage. The effect of the production process upon surrounding areas is normally that of traffic generated by the receipt and delivery of materials and goods and traffic generated by employees. Commercial uses permitted in this district are generally those that serve the convenience of industrial establishments and their employees.

**I-2 HEAVY INDUSTRIAL DISTRICT:** The intent of this district is to provide locations for basic or primary industries and related industrial activities. Many of these industries characteristically store bulk quantities of raw or scrap materials for processing to semi-finished products. Commercial uses permitted in this district are generally those that serve the convenience of industrial establishments and their employees.