THE RIVERFRONT

A

PRECISE PLAN FOR THE CITY OF ST. JOSEPH

REGULATIONS AND SUPPORTING MASTER PLAN GOVERNING THE RIVERFRONT AREA, A PRECISE PLAN DISTRICT PURSUANT TO PROVISIONS OF THE CITY OF ST. JOSEPH CODE OF ORDINANCES.

PREPARED FOR:

THE CITY OF ST. JOSEPH

PREPARED BY:

THE OFFICE OF PLANNING & ZONING
1100 FREDERICK AVENUE, ROOM 107
ST. JOSEPH, MO 64501

DATE REVIEWD BY PLANNING COMMISSION: _________
DATE APPROVED BY CITY COUNCIL: _________
ORDINANCE NUMBER _________
THE RIVERFRONT PRECISE PLAN

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These regulations contained in this Precise Plan shall be known and may be cited as “The Riverfront Precise Plan.”

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STATEMENT OF COMPLIANCE

The development of approximately **365 acres** of property in the City of St. Joseph, as a Precise Plan to be known as The Riverfront Precise Plan will be in compliance with the goals, objectives and policies of St. Joseph and the Future Land Use Plan or Comprehensive Plan. The residential and recreational facilities of The Riverfront Precise Plan will be consistent with the policies, land development regulations, and applicable long-range planning objective of each of the elements of the Future Land Use Plan or Comprehensive Plan for the following reasons:

1. The subject property is within the Commercial Land Use Designation as identified on the Future Land Use Map. The future update of the Future Land Use Plan and Map shall better reflect the goals and objectives of this document.

2. The subject property’s location in relation to existing or proposed community facilities and services permits the development’s density and intensity.

3. The project development is compatible and complementary to existing and future surrounding land uses.

4. Improvements are planned to be in compliance with applicable forthcoming land development regulations.

5. The project development will result in an efficient and economical extension of community facilities and services.

6. The project development is planned to incorporate natural systems for water management in accordance with their natural functions and capabilities as may be required in forthcoming regulations.

7. The project is compatible with adjacent land uses through the placement of land use buffers, and the proposed development standards contained herein.

8. The Planned Unit District includes open spaces and natural features, which are preserved from future development in order to enhance their natural functions and serve as amenities.
PURPOSE

The Riverfront Precise Plan is created to serve as a mechanism to implement the St. Joseph Riverfront Master Plan (2019). The goal of The Riverfront Precise Plan is to provide the opportunity to coordinate a variety of land uses, zoning classifications, and development densities under a single plan in the interest of achieving a higher quality-built environment within the 365-acre plan area. Development along the riverfront will not only provide additional outdoor recreational opportunities for the residents but will expand offerings to the community while increasing the draw of visitors from the broader region.

Other key features of The Riverfront Precise Plan include:

>> Establishing a zoning designation that allows for a mixture of uses in the riverfront area, which includes residential, commercial, with passive and active open space areas for recreational purposes.

>> Emphasis on all modes of transportation and enhancing the access and connectivity of the riverfront area.

>> Establishing buffers and transitional areas between industrial uses and other lower intensity uses in the Planned Unit District.

>> Creating a new commercial marina in the district that will provide greater connectivity to the Missouri River.

>> Maintaining critical viewsheds of the bluffs, connectivity to the Parkway System, and addressing other barriers related to the riverfront area.

>> Take into consideration development and planning issues with the riverfront area and establish a comprehensive strategy for responding and mitigating future issues.

SECTION I: GENERAL DESCRIPTION OF DISTRICT AREA

PHYSICAL DESCRIPTION

The Riverfront Precise Plan is applicable to a portion of the area identified in the Riverfront Master Plan that was completed in 2019. The Precise Plan does recognize the large area of conservation property on the west bank of the Missouri River, and the existing amenities and community attractions within the plan area. Some uses and projects are existing, while some are proposed as potential uses and developments for their respective areas. The Precise Plan area is shown on Exhibit A and included the following areas.
Area A, referred to in the Riverfront Master Plan as the North Riverfront, comprises the northwestern portion of the area included in the Precise Plan along the Missouri River. The North Riverfront area’s proposed uses are generally recreational in nature. These include an RV campground area, a recreational lake and hotel/resort, marina and boat ramp, trail extensions, and dining facilities.

Area B, referred to in the Riverfront Master Plan as the Riverfront Core, includes improvements to existing uses as well as proposed, and serves as the central area for the Precise Plan. It has many of the current attractions that draw visitors to the St. Joseph riverfront, including the casino, nature center, and Heritage Park ballfields. It is located generally south of Area A, along the Missouri River. Proposed uses include a family activity zone, including dining options and group activity options. This area could also include an event lawn and parking areas, the St. Jo Casino, trail improvements, streetscape and sculptural elements, and a “gateway” symbolizing the entrance to the riverfront area. Heritage Park proposed improvements include lighted recreation field additions, parking lot expansion, disc and foot golf course, primitive camping, and park shelters.

Area C, referred to in the Riverfront Master Plan as The Bluff, comprises the entire western portion of the Riverfront Master Plan area, on the bluffs rising above the river. This area is largely residential and proposed developments are limited to recreational and infrastructure. These include the creation of The Bluff Trail, with overlook and trail head, and a connection with Cook Road.

Area D, referred to in the Riverfront Master Plan as The Eco-Link, lies along the Missouri River in the southwestern portion of the Riverfront Master Plan area. This area includes proposed uses and developments that focus on ecological preservation and natural recreation. These proposed developments include wetland improvements, a tree walk experience, zipline, historic loop trail, recreation equipment rentals, including kayaks, canoes, paddle boards, and bicycles, boardwalk improvements, and interpretive and educational experiences.

Area E, referred to as the Downtown Riverfront/Robidoux Landing connects The Riverfront Precise Plan area with downtown St. Joseph and the community. Located on the far southern portion of the riverfront area, it directly abuts historic downtown St. Joseph. This area includes proposed uses and developments such as a trail center, urban plaza, sprayground area, a destination playground, urban beach, renovated parking areas, and improved pedestrian infrastructure.

**FLOODPLAIN CLASSIFICATION**

Elevations within the plan area range from 810 to 1050 above mean sea level. The entire area is within the 100 and 500-year Flood Zones according to FIRM Maps published in 1984.

**ZONING CLASSIFICATION**

Prior to the approval of the Precise Plan, the subject area was zoned R1-A Single-Family Residential, M-2 Heavy Manufacturing, and CP-3 Planned Commercial Development in various areas of the plan area. A majority of the existing development and uses are considered to be non-conforming, and one of the goals of the plan is to bring the non-conforming properties into compliance with current regulations. The zoning district hereafter will be known as “P-12”.
SECTION II: PRECISE PLAN DEVELOPMENT REQUIREMENTS

PURPOSE

The purpose of this section is to delineate and generally describe the development of the Precise Plan, relationships to applicable City ordinances, and the respective land uses of the area.

GENERAL

1. Development within The Riverfront Precise Plan shall be in accordance with the contents of this document, and other applicable sections of the City of St. Joseph Zoning and Development code. In areas where these regulations fail to address specific developmental standards, the provisions of the most similar zoning district shall apply.

2. All conditions imposed and all graphic material presented depicting restrictions for the development of The Riverfront Precise Plan shall become part of the regulations that govern the manner in which the Precise Plan area may be developed.

3. Unless notified, waived or excepted by this Precise Plan the provisions of other development codes and regulations where applicable shall remain in full force and effect with respect to the development of land which comprises The Riverfront area.

<table>
<thead>
<tr>
<th>Area</th>
<th>Description of Proposed Uses</th>
</tr>
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<tbody>
<tr>
<td>Area A</td>
<td>RV Campground, Hotel/Lodging, Natural Open Space, Natural Water Features, Marina &amp; Associated Services, Recreational Pedestrian Trail, Restaurant, Commercial/Retail</td>
</tr>
<tr>
<td>Area B</td>
<td>Natural Open Space, Public Park, Parking Areas, Casino, Hotel/Event Center, Commercial/Retail, Recreational Pedestrian Trail</td>
</tr>
<tr>
<td>Area C</td>
<td>Residential Uses and Associated Accessory Uses</td>
</tr>
<tr>
<td>Area D</td>
<td>Natural Open/Wetland Space, Recreational Attractions, Outdoor Recreational Equipment Rental, Public Park, Educational Uses</td>
</tr>
<tr>
<td>Area E</td>
<td>Trail Center, Urban Plaza, Public Park, Parking Areas</td>
</tr>
</tbody>
</table>
KEY
A. North Riverfront
B. Riverfront Core
C. The Bluff
D. Eco-Link
E. Robidoux Landing
APPROVAL PROCESS AND REQUIREMENTS

1. Prior to the recording of a Record Plat for all or part of the Precise Plan, final plans of all required improvements shall receive final approval of the appropriate City Staff person to insure compliance with the Precise Plan, Chapter 26 of the St. Joseph Code of Ordinances and the platting laws of the State of Missouri.

2. The provisions of Chapter 26 of the St. Joseph Code of Ordinances shall be applicable to the development of all platted tracts or parcels of land prior to the issuance of a building permit or other development.

3. Appropriate instruments will be provided at the time of infrastructural improvements regarding any dedications and method for providing perpetual maintenance of common facilities.

AMENDING PRECISE PLAN DOCUMENT OR RIVERFRONT MASTER PLAN

Amendments may be made to the Precise Plan as provided in Chapter 31 of the City of St. Joseph Code of Ordinances.

LAND USE DISTRICTS AND DEVELOPMENT REGULATIONS

<table>
<thead>
<tr>
<th>Area</th>
<th>Front Setback</th>
<th>Rear Setback</th>
<th>Side Setback</th>
<th>Height</th>
<th>Landscape</th>
</tr>
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<tbody>
<tr>
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<tr>
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<td>50 feet</td>
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<td>35 feet</td>
<td>Riparian Buffer</td>
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<tr>
<td>E</td>
<td>30 feet</td>
<td>0 feet</td>
<td>0 feet</td>
<td>35 feet</td>
<td>Riparian Buffer</td>
</tr>
</tbody>
</table>

*Excludes corner lots

SECTION III: RESIDENTIAL AREA PLAN

PURPOSE

The purpose of this Section is to identify specific development standards for Area C designated on Exhibit A.

MAXIMUM DWELLING UNITS

The maximum number of dwelling units allowed within Area C shall be no greater than 15 units per acre. This is classified as low density residential by the Future Land Use Plan.
PERMITTED USES

No building or structure, or part thereof, shall be erected, altered or used, or land used, whole or part for other than the following:

A. Principle Uses:
   a. Single Family Dwelling Unit
   b. Duplexes, Two-Family Dwelling Unit
   c. Multi-Family Dwellings – Townhouses or Garden Apartments
   d. Agricultural type uses provided that:
      i. Horticulture, gardening and the growing of food products for retail or commercial purposes shall only take place on lots three acres or greater in size.
      ii. The raising and keeping of livestock shall be in conformance with the provisions contained in Chapter 5, Article III and shall only take place on lots greater than three acres in size.
   e. Home occupations when accessory to permitted uses and as provided for in Section 31-051
   f. Keeping of household pets
   g. Publicly owned parks and playgrounds, including public recreation or service buildings and swimming pools within such parks, public administrative buildings, police and fire stations, provided no building shall be closer than 30 feet to a property line and no public swimming pool shall be closer than 100 feet to a property line.
   h. Utility facilities essential to provisions of utility services to the neighborhood but excluding business offices, construction and storage yards, maintenance facilities or corporate yards.

B. Conditionally Permitted Uses:
   The following uses may be conditionally allowed provided they meet the provisions of, and a Conditional Use Permit is issued in accordance with Section 31-070:
   a. Agricultural uses not otherwise permitted
   b. Bed and breakfast establishments
   c. Cemeteries
   d. Clubs, lodges, & social organizations (such as Elks, VFW, etc.)
   e. Commercial picnic groves, campgrounds or fishing lakes including incidental concession facilities for patrons only.
   f. Community buildings, museums, libraries art galleries and art centers.
   g. Day nursery center serving more than ten children at one time.
   h. Kennels
   i. Parking lots for permitted or conditionally permitted uses within this district on land with a more restrictive zone classification when such land is adjacent to and within 200 feet of a main lot.
C. Accessory Uses:
   a. Accessory uses and structures including garages
   b. Accessory uses customarily incidental to permitted uses and otherwise conforming with the provisions contained in Section 31-050.
   c. May include common recreation amenities. Such uses shall be visually and functionally compatible with the adjacent residences, which have the use of such facilities (except temporary uses such as RV or mobile homes).

D. Minimum Lot Area:
   a. The minimum lot size shall be 8,000 square feet. This regulation shall not prohibit the construction of a detached single-family dwelling with permitted accessory uses and/or structures for a legal lot of record as of the effective date of this ordinance with less than 8,000 square feet.

E. Height:
   a. Buildings or structures shall not exceed 35 feet, or two and one-half storied in height.

F. Front Yard:
   a. The minimum front yard area shall be measured from the centerline of the front street right-of-way as follows, but in no case shall the front yard setback be less than 30 feet, as shown in the setback guidelines table.

G. Side Yard:
   a. The minimum side yard setback shall be seven feet, as shown in the setback guidelines table. The exception to this is properties located on corner lots. On the street side of a corner lot, the minimum side yard area shall be measured from the centerline of the adjacent street as follows:
      i. Local Street 32 feet
      ii. Collector Street 37 feet
      iii. Arterial 49 feet
      iv. Parkway 82 feet
      v. Expressway 157 feet

H. Rear Yard:
   a. The minimum rear yard setback shall be 30 feet, unless a riparian buffer is required.

I. Landscape/Riparian Buffer Requirements: see section VII
SECTION IV

SECTION IV: COMMERCIAL AREAS PLAN

PURPOSE

The purpose of this Section is to identify the type of Commercial Uses and development standards that will be applied to the A, B, and E Areas designated in Exhibit A.

A. Permitted Uses

No building or structure or part thereof, shall be erected, altered or used, or land used, in whole or part, for other than the following:

a. Any retail business and service establishment
b. All retail or service establishments shall deal directly with consumers as opposed to wholesale distribution of products or services to non-household establishments. For those retail or service establishments producing goods on premises, they shall be sold on premises as retail.
c. All businesses, servicing, or processing, except of off-street parking and loading, shall be conducted within a completely enclosed building.
d. Casino
e. Hotels and Motels
f. RV Campground Area in Area A
g. Recreation facilities (indoor and outdoor)

B. Accessory Uses

Uses and structures that are typically accessory and incidental to the uses permitted as of right in commercial zoning districts.

C. Conditionally Permitted Uses:

The following uses may be conditionally allowed provided they meet the provisions of and a Conditional Use Permit is issued in accordance with Section 31-070:

a. All conditionally permitted uses in C-2, C-1, and C-0 zoning districts as defined in the code of ordinances.

D. Performance Standards:

a. Automobiles, trucks, boats, large equipment and similar items in working and orderly condition may be stored or displayed outside a building but no closer than 15 feet to a street line. Other merchandise for sale which may appropriately be displayed or stored outside a building shall be kept off the public sidewalk or street right-of-way and shall not reduce the capacity of a parking lot below that required by this ordinance.
i. No noise, smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside a building and no dust, fly ash or gas that is toxic, caustic or injurious to humans or property shall be produced.

ii. Parking lot lighting shall be shielded or directed so that it produces no off-site glare. The PUD area should work to maintain a dark sky in the interest of the natural environment.

iii. All outdoor storage and waste refuse areas shall be enclosed by a sight obscuring structure (wood, vinyl, masonry).

b. Recreational vehicle areas shall be maintained with appropriate temporary service and amenities.

E. Height:
   a. Buildings or structures shall not exceed 35 feet, or two and one-half storied in height unless it’s a hotel use. Hotel uses shall not exceed six (6) stories in total building height.

F. Front Yard:
   a. The minimum front yard area shall be measured from the centerline of the front street right-of-way as follows, but in no case shall the front yard setback be less than 30 feet, as shown in the setback guidelines table.

G. Side Yard:
   a. There shall be no minimum side yard setback required for the commercial areas. On properties that are adjacent to residential or recreation/conservation areas, the minimum side yard setback shall be 15 feet.

H. Rear Yard:
   a. There shall be no minimum rear yard setback required for the commercial areas unless: a riparian buffer is required and/or it is adjacent to residential or recreation/conservation area. In which case the minimum rear yard setback shall be 50 feet, or the property is located in “Area D” of the Precise Plan, in which case the rear yard setback shall be 50 feet.

I. Landscape/Riparian Buffer Requirements: see Section VII
SECTION V: CONSERVATION AREAS

PURPOSE

The purpose of this Section is to set forth the development plan and development standards for the area designated as Area D on Exhibit A. The primary function and purpose of this tract will be to provide aesthetically pleasing and protect environmentally sensitive areas, recreational facilities, and provide all-natural areas and other vegetation as practicable shall be protected and preserved.

A. Permitted Uses

No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:

A. Principle Uses:
   a. Water retention areas
   b. Open spaces/nature preserves (conservation area)
   c. Pedestrian and bicycle paths or other similar facilities constructed for purposes of access to or passage through the conservation area.
   d. Outdoor recreation uses
   e. Interpretive/Educational uses

B. Setbacks
   a. The setback minimum shall be fifty (50) feet abutting residential districts and a landscaped and maintained buffer shall be provided.

C. Lighting
   a. Lighting facilities shall be arranged in a manner, which will protect roadways and neighboring properties from direct glare or other interference.

D. Height
   a. Buildings or structures shall not exceed 35 feet, or two and one-half storied in height.

SECTION VI: NON-CONFORMING USES

A. Nonconforming uses continued or changed. The lawful use of a building or land existing at the time of effective date of this ordinance or any amendments thereto may be continued even though such use does not conform to the provisions or amendments of this chapter.
B. Nonconforming use due to change in zoning. Whenever the use of a building or land becomes nonconforming through revision, change or amendment to the zoning ordinance or zoning district map such nonconforming uses shall be subject to all of the provisions of this section just as if such nonconforming use had existed at the passage of this ordinance.

C. Nonconforming use discontinued. In the event that a nonconforming use of any building or land is discontinued for a period of two years or more, the use of the same shall thereafter conform to all regulations of the district in which it is located.

D. Nonconforming use destroyed or damaged. When a nonconforming building or a nonconforming use, other than a dwelling is damaged by fire, explosion or other casualty, act of God or the public enemy to the extent of more than 50% or its reasonable value, exclusive of foundations, it shall not be restored, rebuilt or repaired unless it is made to conform to the regulations of the district in which it is located. If a nonconforming building or a nonconforming use take collectively as a business entity is damaged by fire, explosion or other casualty, act of God or the public enemy to the extent of less than 50% of its reasonable value exclusive of foundations, it may be restored to its original size, provided such restoration is completed within 12 months of the date of destruction and further provided that any necessary litigation shall not be counted as part of the 12 months allowed for restoration.

E. Whenever a nonconforming use has been changed to a conforming use, or to a use of higher zoning classification, such use shall not thereafter be changed to a nonconforming use of lower classification.

This section shall not require any change in any existing building or structure, or in the plan, construction or designated use of a proposed building for which a building permit has been issued and construction has been commenced good faith prior to the passage of this ordinance, and the construction has been diligently prosecuted to its completion.

SECTION VII: RIPARIAN & LANDSCAPE BUFFERS

PURPOSE

The purpose of the following section is to create, protect, and preserve existing riparian buffers throughout The Riverfront Precise Plan and the Missouri River watershed. A riparian buffer is a vegetated “buffer-strip” near a body of water, which helps to shade and partially protect the water from the impact of adjacent urban, industrial or agricultural land use. It plays a key role in increasing water quality in associated streams, rivers and lakes and provides a greatly enhanced and varied habitat for wildlife.
This section shall apply a 50-foot-wide riparian buffer directly adjacent to surface waters in the Missouri River. Exemption when existing uses are present and ongoing.

A. Landscaping Requirements.
   a. Existing trees and vegetation shall be preserved whenever possible to act as buffers between adjoining developments and as site amenities within the development.
      i. Significant Trees
         1. Deciduous tree at least 12 inches in caliper
         2. Evergreen tree at least 12 feet in height
         3. Groups of ten or more deciduous or evergreen trees with a least six inches in caliper
         4. In commercial areas, a minimum of 30% of existing significant trees shall be preserved.
         5. If a significant tree designated to be preserved is removed or substantially damaged during clearing, grading, or construction, the developer shall replace the removed or damaged tree with new trees. Replacement trees shall be the same or similar species to the trees removed or damaged, or a species native to the area. For every 1 inch of combined total tree caliper removed or damaged, the developer shall replace two inches of combined total tree caliper. If this option is prohibited by site conditions, the city shall approve an equivalent tree replacement plan.

   b. Screening
      i. Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such service areas shall not be visible from abutting streets and shall be oriented toward on-site service corridors. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within 20 feet of any public street, not shall they be visible from the public right of way. Screening materials shall be the same as or of equal quality to the materials used for primary building and landscaping.

   c. Commercial
      i. Building Landscaping
         1. 1 Shade Tree per 2,000 square feet
      ii. Parking Lot Landscaping
         1. 1 shade or 2 ornamental trees per 5 parking spaces
         2. At least a 7ft wide landscaped median
         3. Rain garden at least 7ft wide
         4. Native plant species and grass
         5. Street trees shall be planted along primary streets in compliance with regulations set forth in Chapter 26.
      iii. Entryway Landscaping
1. Development entryways that are landscaped or contain development monuments or signage shall be planted with ornamental plant material, such as ornamental trees, flowering shrubs, perennials, and ground covers.

iv. Site Perimeter

1. The site perimeter shall be landscaped with both of the following.
   a. Two (2) shade trees per 100 linear feet
   b. 10 shrubs per 100 linear feet; conifers may be substituted for shrubs at a ratio of one (1) conifer tree for every 8 shrubs.

v. Green infrastructure elements for water control should be included. This could include: bioretention, rain gardens, infiltration strips, and other methods for conservation landscaping.

d. Residential
   i. 1 Shade tree per dwelling unit in the front yard.

SECTION VIII

GENERAL DEVELOPMENT STANDARDS

PURPOSE

The purpose of this section is to address development standards across all areas of the plan area regarding items such as signage, parking, or other areas that may not be covered in the respective zoning classifications stated above.

A. Signage
   a. Signage in the riverfront will generally conform to standards set forth in Sec. 31-110 of the St. Joseph City Code of Ordinances.
   b. Proposed signage should take into account the surrounding signage in use.

B. Parking
   a. Parking requirements shall generally conform to the standards set forth in Sec. 31-053 of the St. Joseph City Code of Ordinances.
   b. Parking shall meet the landscaping and buffer standards of Section VII of this document.

C. Fences and Hedges
   a. Fences, hedges, and other types of screening shall generally conform to the standards set forth in Sec. 31-054 of the St. Joseph City Code of Ordinances for all commercial or residential uses in the PUD.
SECTION IX
ADMINISTRATION

PURPOSE

Development plans, including the St. Joseph Riverfront Master Plan will be used by the City of St. Joseph in their review of all proposed phases of development within this plan as set forth in the City of St. Joseph Zoning Code.

A. Development Review
   a. All development proposals in the plan area will be reviewed and approved by the City of St. Joseph.

B. Conditional Use Permits
   a. Uses not identified in the Precise Plan may be allowed by obtaining a Conditional Use Permit (CUP). The proposed use must be consistent and compatible with the allowable uses listed within the Precise Plan. The process for receiving a CUP is defined in Sec. 31-070 of the City of St. Joseph Zoning Code.

C. Variances & Exceptions
   a. Variances and exceptions shall be reviewed and processed to be in compliance with Sec. 31-090 and 31-109 of the City of St. Joseph Zoning Code.

D. Appeals
   a. Appeals made to any decision as a result of interpretation of the plan, decision of Director of Community Development, City Planner, or any person aggrieved, officer, department, bord or bureau of municipality affected by any decision of the Chief Building Official or City Planner may be appealed to the Board of Adjustment. The process for appeals, extent of board’s appeal power/proceedings, and decision on appeals shall be defined in Sec. 31-092 of the City of St. Joseph Zoning Code. Decision by the Board of Adjustments may be appealed to City Council for final decision.