

“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE UNIFIED DEVELOPMENT CODE.”

WHEREAS, the City Council of the City of Raymore, Missouri, adopted the Unified Development Code as Ordinance 28117 on December 8, 2008; and

WHEREAS, the Planning and Zoning Commission held a public hearing on the proposed 33rd Amendment to the Unified Development Code on October 20, 2020, and is forwarding the amendment to the Council with a recommendation of approval; and

WHEREAS, the Council held a public hearing on the proposed 33rd Amendment to the Unified Development Code on November 9, 2020 and has determined the amendment proposed would be in the best interest of the health, safety and welfare of the citizens of Raymore.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. All instances in the Unified Development Code referring to the Community Development Director shall be changed to Development Services Director.

Section 2. All instances in the Unified Development Code referring to the Community Development Department shall be changed to the Development Services Department.

Section 3. Section 465.020C5 is repealed in its entirety and re-enacted as follows:

Section 465.020 Planning and Zoning Commission

C. Terms

5. A Commissioner shall be deemed to be neglecting their duty if they fail to attend three (3) consecutive regular scheduled meetings of the Commission or more than twenty-five percent (25%) of the Commission's regular scheduled meetings during any twelve (12) month period without being excused. The Commission may make a recommendation to the Mayor requesting the removal and replacement of a Commission member that is negligent in their duties for their remaining unexpired term as indicated in Article III. The Mayor may, with consent of the City Council, remove a member from the Commission for misconduct or neglect of duty.

Section 4. Section 480.030C3 is added as follows:

Section 480.030 Remedies and Enforcement Powers

C. Revocation of Plans or Other Approvals

3. When a violation of Code involves a failure to comply with a condition of approval of a Variance of Use, the Board of Adjustment may revoke the Variance of Use. The Development Services Director must provide notice to the person found to be in violation. The Board of Adjustment shall hold a public hearing prior to the revocation of any Variance of Use.

Section 5. Section 445.030I6 is amended as follows:

Section 445.030 Subdivision Design and Layout

I. Streets

6. Street Dimensions

- a. All streets must conform to the following requirements contained in the City of Raymore Technical Specifications and Design Criteria Manual.

	Major Arterial	Minor Arterial	Major Collector	Minor Collector	Local	Cut-de-sac	Alley	Pedestrian Way
Minimum right-of-way width (feet)	100	80	80	60	50	Per Design Manual ²		
Maximum grade¹ (%)	6	6	6	8	10	15 (10 for turnaround only)	10	15
Minimum curve radius (feet)	500	250	250	200	150			
Minimum tangents between reverse curves (road-centerline dimension, in feet)	100	100	100	100				

¹ Unless necessitated by exceptional terrain and subject to the approval of the Director of Public Works.

² See City of Raymore Technical Specifications and Design Criteria Manual for cul-de-sac design requirements

- b. All changes in street grade shall be connected by vertical curves and be designed for safe stopping sight distance as determined by the project engineer. Wherever practical, street grades shall be established in such a manner to avoid excessive grading or promiscuous removal of ground cover and tree growth, and a general leveling of the terrain. Grades so established will reduce

~~hazards by maintaining adequate sight distance for classification of streets and design speeds.~~

~~e. The developer may request a variance to the above curve and tangent requirements based on engineering considerations of topography, length of street, number of curves and other factors which may dictate a lesser radius. Such request may be approved by the Director of Public Works.~~

~~7. Standard Street Sections and Details~~

~~The City of Raymore Technical Specifications and Design Criteria Manual shall be used for future residential, minor collector and arterial streets, and major collector and arterial streets constructed within the City of Raymore. The following additional standards are also required:~~

~~d. Design for Persons with Disabilities~~

~~Access ramps for disabled persons must be installed whenever new curbing or sidewalks are constructed or reconstructed in the City of Raymore. Such ramps must conform to Americans with Disabilities Act (ADA) standards subject to review and approval by the Director of Public Works. These standards apply to any City street or connecting street for which curbs and sidewalks are required by this chapter, on which curb and sidewalk have been prescribed by the City Council or where sidewalks have been provided by the developer.~~

~~e. Approval of Grades~~

~~Profiles of streets must be submitted to and approved by the Director of Public Works. Submittal information required for review of the preliminary plat must include preliminary street profiles. Final calculated street profiles will be required in submittal of construction plans required during review of the final plat.~~

~~f. Maximum and Minimum Grades~~

~~The grades of all streets may not be greater than the maximum grades for each classification as set forth in this section, except where topographical conditions unquestionably justify a departure from this maximum, as determined by the Director of Public Works. The minimum grade for all streets must be eight tenths percent. The minimum grade must be at least one percent wherever possible.~~

Section 6. Section 440.030B1 is amended as follows:

Section 440.030 Fences

B. Agricultural and Rural Estate Districts

1. In agricultural and rural estate districts the following standards apply:

Type	Maximum Height	Permitted Location
Privacy fences, walls or hedges	6 feet	on any portion of the lot, provided a minimum setback of 50 feet from all street right-of-way lines is maintained
Chain link fences	6 feet	on any portion of the lot
Decorative fences	6 feet	on any portion of the lot
Barbed wire	n/a	on any portion of the lot
Electric fences (above ground)	n/a	on any portion of the lot

Section 7. Section 470.130F is amended as follows:

Section 470.130 Final Plat

- F. Recording of the Final Plat
 2. ~~Within 15 days of recordation of the final plat, t~~The subdivider must submit **one copy** a minimum of three copies of the **recorded** final plat, ~~of which two will be paper prints and one will be opaque linen or mylar prints,~~ to the Community Development **Services** Director, along with a recorded copy of the development agreement, declaration of covenants and restrictions and articles of incorporation establishing a property owners association if required by this Code. No building permit shall be issued until the required ~~copies~~ **copy** of the recorded final plat and development agreement are submitted to the Community Development **Services** Director.

Section 8. Section 435.070F2 is amended as follows:

Section 435.070 Temporary Event Signs

- F. Duration
 2. Real Estate/**Tenant Space** Sale or Lease. Initiation upon the actual availability of the parcel **or tenant space** for sale or lease, and termination upon ~~execution and acceptance of a final contract for transfer of ownership of the real estate transaction~~ **or occupancy of the new tenant.**

Section 9. Section 420.050B4 is amended as follows:

Section 420.050 Accessory Uses and Structures

- B. Outdoor Swimming Pools, Spas and Hot Tubs
- 4. A swimming pool, spa or hot tub ~~may be located anywhere on a premise~~ must be located at least 5 (five) feet from the property line, and may not be located ~~except~~ in the required front yard or within any easement, provided that the pump and filter installations are located no closer than five feet to any property line.

Section 10. Section 435.060G2 is amended as follows:

Section 435.060 Additional Standards for Specific Sign Types

- G. Incidental Signs
- 2. An incidental sign that is used for ordering products, such as a drive-thru menu board, shall ~~not exceed 16 square feet in area or eight feet in height~~ comply with Section 435.060I.

Section 11. Section 435.060I should be added as follows:

- I. Drive Thru Menu Boards
 - 1. Location of the sign shall be included with development or site plans.
 - 2. Sign cannot be located between the building and the right-of-way line of any arterial road.
 - 3. Restaurants providing drive-thru but not curbside service may have no more than 2 (two) menu boards per drive-thru lane, not to exceed eight feet in height and 42 square feet in total size per menu board.
 - 4. Restaurants providing curbside service may have no more than one menu board per bay not to exceed six square feet per sign face for each menu board.
 - 5. Electronic menu boards are limited to changing 3 times per day maximum.

Section 12. Section 430.110A is amended as follows:

Section 430.110 Trash and Recycling Receptacle Screening

- A. All outdoor trash receptacles, recycling receptacles, garbage areas, grease traps and trash compactors for nonresidential uses must be permanently screened from view as follows:
 - 1. all screens must match the primary color and material of the structure served; if EIFS or wood is the primary material utilized on a building, the bottom 3 feet of the enclosure shall be constructed of brick, stone or other similar material.
 - 2. doors accessing storage areas must be steel or vinyl and remain closed at all times when not being accessed. ~~and~~
 - 3. chain link and slat screening is only allowed in industrial zones.
 - 4. The Planning and Zoning Commission may, as part of a site plan approval, allow landscaping to be substituted for masonry material.
- B. No receptacle may be located in a required front or side yard. If the site plan does not afford any other option the Planning and Zoning Commission may, as part of site plan approval, allow a receptacle in the front yard or side yard area.
- C. Temporary trash receptacles, or recycling receptacles for public use, are not required to comply with this section and shall comply with the requirements of Section 420.060I.
- D. All waste disposal, recycling receptacles, grease traps, trash compactors, etc. shall be maintained in safe, structurally sound conditions, and present a uniform appearance so as not to constitute a hazard, blight or condition of disrepair. This includes missing slats, missing gates, broken, damaged, peeling or cracking paint, rust, graffiti, or removed material.
- E. Should commercial areas determine the need for shared disposal among adjoining lots to improve operational efficiency and convenience, the following is required:
 - 1. the enclosure must meet waste storage and disposal requirements of each participant.

2. a permanent access and use easement to ensure ongoing joint availability and establish responsibility of maintenance of the area shall be recorded with the plat and the County.

Section 13. Section 420.010A4 is amended as follows:

A. Single-Family Attached and Multiple-Family Buildings

4. Building Design

Attached single-family and multiple-family dwellings must:

- a. be designed with windows and/or doors on all building facades that face a street to avoid the appearance of blank walls; and
- b. be designed with garage doors or carports facing an alley, where there is an alley serving the site, or facing an interior driveway, whenever possible. Where attached garages face a public street, they may not extend more than five feet beyond the street-facing façade.
- c. Any portion of the building that is within 100 feet of a less intense zoning district, may not exceed 125% of the maximum height permitted in the less-intense zoning district.
- d. Four-sided design, including entryways, windows and consistent materials along with architectural details shall be utilized on all elevations to add diversity and visual character to the building(s).
- e. Front entrance features shall include pedestrian-scale design elements. This includes: side lights or transom windows, architectural ornamentation or single-story roofs or canopies that are then integral to the overall architectural design of the building.
- f. Variety in exterior materials is encouraged. Composition of entirely one material is prohibited. A brick, stone or similar material base is required up to at least three (3) feet of the front building facade.
- g. Prohibited building materials include:
 - (1) plywood sheathing, including oriented strand board (OSB) and CDX plywood. [Fiber cement siding, T1-11 plywood, LP Smartsiding, and similar materials are allowed]
 - (2) painted CMU
 - (3) corrugated metal
 - (4) painted metal
 - (5) wood shake roofing material

(6) plastic awning material

- h. Roof Mounted Equipment, including ventilators and satellite dishes, shall be completely screened from view using parapet walls at the same height as the equipment. Screening shall be of the same materials and design as the larger building to maintain a unified appearance.

Section 14. Section 440.010C1 is amended as follows:

C. Building Materials

1. Masonry Construction

A minimum of 50 percent of front and side façades shall consist of materials described by this sub-section.

- a. Masonry construction shall include all masonry construction which is composed of solid, cavity, faced or veneered-wall construction, or similar materials approved by the Planning and Zoning Commission.
- b. Stone materials used for masonry construction may consist of granite, sandstone, slate, limestone, marble or other hard and durable all-weather stone. Ashlar, cut stone and dimensioned stone construction techniques are acceptable.
- c. Brick material used for masonry construction shall be composed of hard-fired (kiln-fired), all weather common brick or other all-weather common brick or all-weather-facing brick.
- d. Concrete finish or precast concrete panel (tilt wall) construction shall be exposed or aggregate, hammered, sandblasted or other finish as approved by the Planning and Zoning Commission.
- e. Stucco or approved gypsum concrete/plaster materials are also permitted.
- f. if EIFS or wood is the primary material utilized on a building, the bottom 3 feet of the building shall be constructed of brick, stone or other similar material.

Section 15. Section 485.010 is amended as follows:

Section 485.010 General Definitions

For the purpose of the Unified Development Code, certain terms or words used herein are defined as follows, unless the context clearly indicates otherwise.

Term	Definition
EIFS	Exterior Insulation and Finish Systems is a non load-bearing, exterior wall system. For the purposes of this Code, EIFS shall be considered a masonry material.

Section 16. Section 440.030 is amended as follows:

Section 440.030: Fences

A. General Standards

4. Materials

a. Privacy Fences

Materials allowed for construction of a privacy fence include wood (maximum board width of twelve inches), vinyl, or similar material. In commercial and industrial districts, privacy fences shall not be constructed of wood.

b. Decorative Fences

Materials allowed for construction of a decorative fence include wood, vinyl, galvanized or wrought iron, or similar materials.

c. Chain Link Fences

Slats shall not be woven through or attached to a chain link fence in any commercial zoning district.

Section 17. Section 475.030 is amended by the addition of the following language:

Section 475.030 Provisions of General Applicability

H. Creation of Non-Conformity

The subdivision of land shall not create any non-conforming lot, building or structure, or component of use.

Section 18. This Ordinance shall be known as the 33rd Amendment to the Unified Development Code.

Section 19. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 20. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 9TH DAY OF NOVEMBER, 2020.

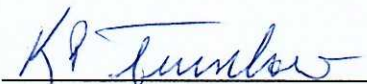
BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 23RD DAY OF NOVEMBER, 2020 BY THE FOLLOWING VOTE:

Councilmember Abdelgawad	Aye
Councilmember Barber	Aye
Councilmember Berendzen	Aye
Councilmember Burke III	Aye
Councilmember Circo	Aye
Councilmember Holman	Aye
Councilmember Jacobson	Aye
Councilmember Townsend	Aye

ATTEST:


Erica Hill, City Clerk

APPROVE:


Kristofer P. Turnbow, Mayor

11/24/2020
Date of Signature