

# ORIGINAL TOWN NEIGHBORHOOD DESIGN GUIDELINES

## Where do the design guidelines apply?

The design guidelines apply to the properties highlighted below:



## Why does this neighborhood have its own zoning regulations?

The Original Town neighborhood is the historic center of the City of Raymore. Development in the Original Town area dates back to the 1870's; at that time, the neighborhood was the commercial and civic center of Raymore. The Original Town neighborhood has evolved over time into a quiet residential neighborhood with a few remaining small businesses. There are homes in the neighborhood from every decade between 1880 to 2000. The diverse housing stock, along with the grid street pattern, are unlike any other neighborhood in Raymore. The Original Town Overlay District is written to address the unique mix of uses and housing styles in the neighborhood.

## Which recommendations are required and which recommendations are encouraged?

The recommendations written in **bold font** are requirements. These requirements can also be found in Section 415.050 of the Raymore Unified Development Code.

All other recommendations are voluntary, but encouraged.

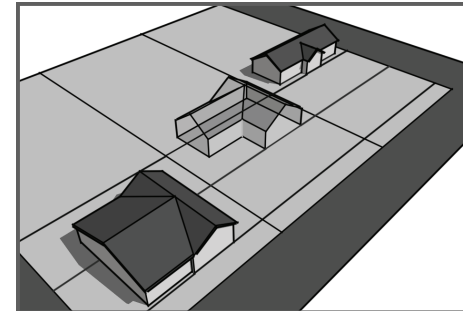
## Why should I comply with the voluntary recommendations?

The recommendations in this document are based on comments received from residents during the Original Town Neighborhood planning process about what they liked, disliked, and envisioned for their neighborhood. Many residents appreciated the autonomy provided by living in the neighborhood, but also stated they respected the neighborhood's history and unique character.

These design guidelines are aimed at restoring and preserving the historic character of the Original Town neighborhood and adding value to the neighborhood over time. The regulations also seek to resolve or prevent conflicts between residential and commercial uses.

# RESIDENTIAL DESIGN GUIDELINES

	Existing/Historic Condition	Recommendation
<b>Lots &amp; Alleys</b>	Most lots in the Original Town District were originally 40 feet wide and 150 feet in depth and backed up to a 14 foot alley. Over time, many residents have combined several lots into one property.	All lots of record in the Original Town District are developable, if the district's development requirements can be met. <b>Any re-subdivisions must result in lots that are at least 8,000 square feet in area, 50 feet wide, and 100 feet deep.</b> Alleyways should not be vacated and may be utilized for property access.
<b>Building Setbacks</b>	Some buildings, constructed prior to the adoption of zoning regulations, are set close to the street. Others, constructed in a traditional suburban fashion, have larger front yards.	Required front setbacks for new buildings are flexible and based on the average front setbacks of neighboring buildings. <b>On undeveloped blocks, building must be set back at least 20 feet from the street.</b>
<b>Principal Elevation Features</b>	A number of historic homes remain in the Original Town District. Care should be taken to preserve the architectural features that make these homes unique.	New or existing homes being constructed or remodeled should include features that emulate the neighborhood's history. Examples include architectural trimwork, window shutters, and front entryways (see <i>Principal Entrance Features</i> ). Attention should be paid to window size and spacing.



**Required:** New structures must be set back from the front property line an average of the front setback distances of the neighboring homes. On undeveloped blocks, new structures must have a front setback of 20 feet.



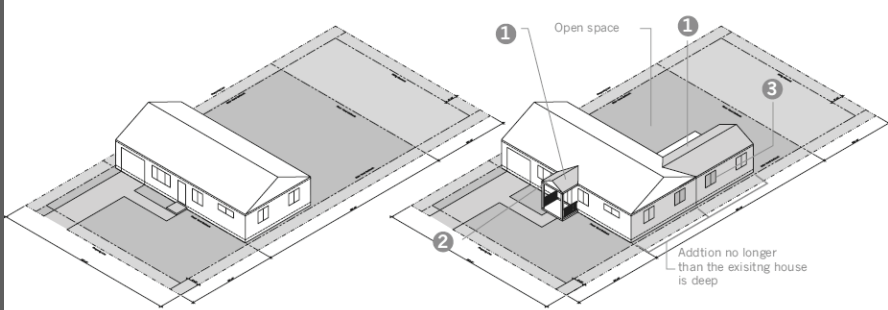


**Recommended:** Architectural ornamentation that reflects the historical style of the home should be preserved or added. Details such as these are what make homes in the area unique.



**Recommended:** This home has a front portico, along with window shutters and other decorative features that are consistent with the style of the house.

# RESIDENTIAL DESIGN GUIDELINES

	Existing/Historic Condition	Recommendation	 <p><b>NOT Recommended:</b> This house has a prominent front-loading garage that extends beyond the house's front facade. The front door of the home is hidden. The house should have a prominent pedestrian entrance and the garage should be set further back, side-loading or detached.</p>	 <p><b>Recommended:</b> This garage is designed to be accessed from the side of the house instead of the front. This design allows for an attached garage, but the doors are not a prominent feature of the front facade.</p>
<b>Garage Orientation</b>	Most homes in the neighborhood have detached garages. The majority of homes with attached garages feature front-loading doors that are parallel to the primary façade.	Detached garages are recommended and should be located behind the house. Attached garage additions or garages on new homes should be side-loaded to reduce the appearance of the garage from the street. Front-loading garages should be set back from the primary façade. Front-loading garages should not exceed more than 25% of the width of the front façade.	 <p><b>Recommended:</b> The most fundamental aspect of adding onto an existing home is the massing of the addition relative to the home, surrounding homes, and the neighborhood. Additions are encouraged to be located to the rear of the home, or “stepped back” if they are second story additions. Home additions should be designed to: 1) match the slope of the existing roof; 2) match the eave line; and 3) match the existing size, shape and proportion of windows.</p>	
<b>Room Additions</b>	Many of the homes in the neighborhood were built before 1980 and are smaller than the average home today. Room additions are commonly seen in the Original Town District.	<b>Room additions must meet the required building setbacks in the Original Town District.</b> Exterior materials should blend well with the material of the existing home and reflect any of the home's unique architectural elements. The addition should include windows that are sized and spaced similar to the existing home. When possible, room additions should be constructed behind the existing structure.		

Credit: MARC First Suburbs Coalition Idea Book

# RESIDENTIAL DESIGN GUIDELINES

	Existing/Historic Condition	Recommendation
<b>Primary Entrance Features</b>	Many homes in the Original Town District have prominent covered front porches.	New or remodeled homes are encouraged to include front porches or porticos. Front porches, porticos, and stoops may extend into the required front yard area in accordance with the zoning regulations.
<b>Accessory Buildings</b>	Accessory buildings are common because homes in the neighborhood are smaller than average and many do not have attached garages.	<b>Accessory buildings may be located to the side or rear of home and must remain 7.5 feet from side property lines and 5 feet from rear property lines.</b> The design of new accessory buildings should compliment the colors, materials, and style of the home.
<b>Stormwater Runoff</b>	The Original Town District has informal stormwater infrastructure in the street right-of-way.	Residents are encouraged to use stormwater management techniques that slow down rainwater and help it infiltrate into the ground. This may include rain barrels, native plants, or rain gardens.



**Recommended:** This original front porch adds character to what would otherwise be a blank front façade.



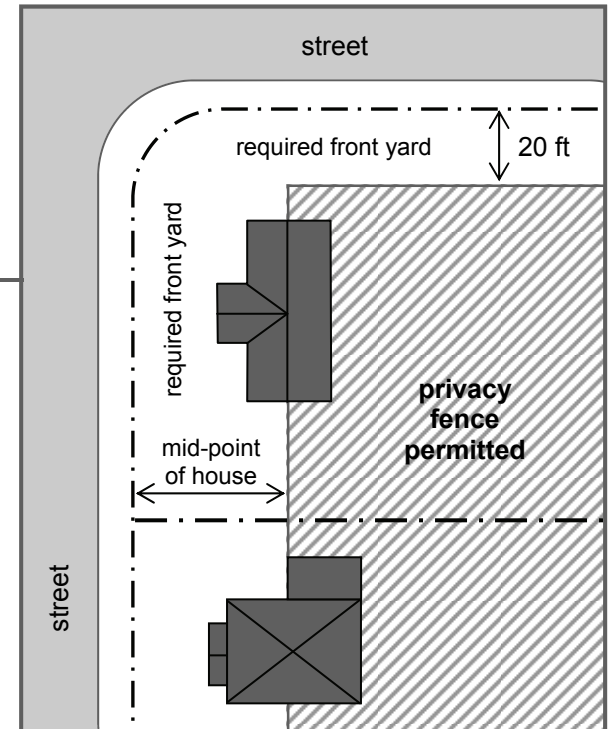
**Recommended:** This accessory building's roof pitch, materials, and style mirrors that of the house.

Visit [www.grownative.org](http://www.grownative.org) for information on Missouri's native plants.

Visit [www.bridgingthegap.org](http://www.bridgingthegap.org) or any local hardware store for more information about rain barrels.

# RESIDENTIAL DESIGN GUIDELINES

	Existing/Historic Condition	Recommendation
<b>Fences</b>	In most subdivisions, decorative fencing is permitted in front yard(s) and privacy fencing must remain at least 30 feet from property lines and behind the mid-point of the house.	<p>To promote openness to the street, only decorative fencing (picket, wrought iron, and similar open fencing) is permitted in the front yard(s).</p> <p>Privacy fencing and chain link fencing may be located in the side or rear yard at least 20 feet from front property lines and must be located behind the mid-point of the house.</p>
<b>Outdoor Storage</b>	Small garages often limit the storage space available for bulky items.	All materials, including junk material, inoperable vehicles, used appliances or furniture must be stored within a fully enclosed building.



**Recommended:** Traditional decorative fencing styles, such as this picket fence, are encouraged.

Before starting work on your home, call the Building Inspections Department at (816) 331-7916 to see if you a permit.

# COMMERCIAL DESIGN GUIDELINES

	Existing/Historic Condition	Recommendation
<b>Building Scale</b>	The pattern of blocks, lots, and alleys that make up the Original Town plat reflect a historic precedent for narrow, small-scale buildings that should be oriented to the street.	New buildings should reflect the scale of the residential structures in the neighborhood. Generally, floor area ratios should not exceed 35 to 40 percent. Alleyways should not be vacated and should be utilized for site access where compatible with residential development.
<b>Building Setbacks</b>	Most of the historic commercial buildings in the neighborhood no longer exist. Existing commercial uses are located in converted residences or traditional suburban-style buildings.	Required front setbacks for new buildings are flexible and based on the average front setbacks of neighboring buildings. <b>New buildings on undeveloped blocks must maintain a front setback of at least 20 feet.</b>
<b>Primary Building Materials</b>	Historically, the neighborhood commercial buildings were constructed of brick materials.	<b>A minimum of 50 percent of front and side building facades must consist of brick, stone, or stucco or similar quality materials.</b> Brick material is recommended. <b>Building materials must be consistent and compatible on all four sides of the building.</b>



**Recommended:** The scale of this commercial building is consistent with the scale of residential properties in the area. The building also includes recommended design features such as storefront windows, a defined primary entrance, and other architectural detailing.



**NOT Recommended:** Although this commercial building has windows and a pitched roof, the building materials do not meet code requirements and it lacks other recommended principal elevation features.

# COMMERCIAL DESIGN GUIDELINES

	Existing/Historic Condition	Recommendation
Principal Elevation Features	Many of the commercial buildings in the area have residential design features. Additionally, a number of single-family homes are zoned for commercial use.	New or existing commercial buildings should reflect or retain residential design characteristics and any historic architectural details to be compatible with nearby single-family homes. Desired residential design features include pitched roofs, defined front entryways (which may include front canopies or porches), and windows on all sides.
Parking	Parking for existing businesses is often located in front of the building and cars may have to back directly into the street.	New parking areas should be located to the side or rear of the building. Parking should not be located in the required front yard. Businesses and churches are encouraged to share parking areas. <b>On-street parking spaces can count towards the total number of spaces required.</b>

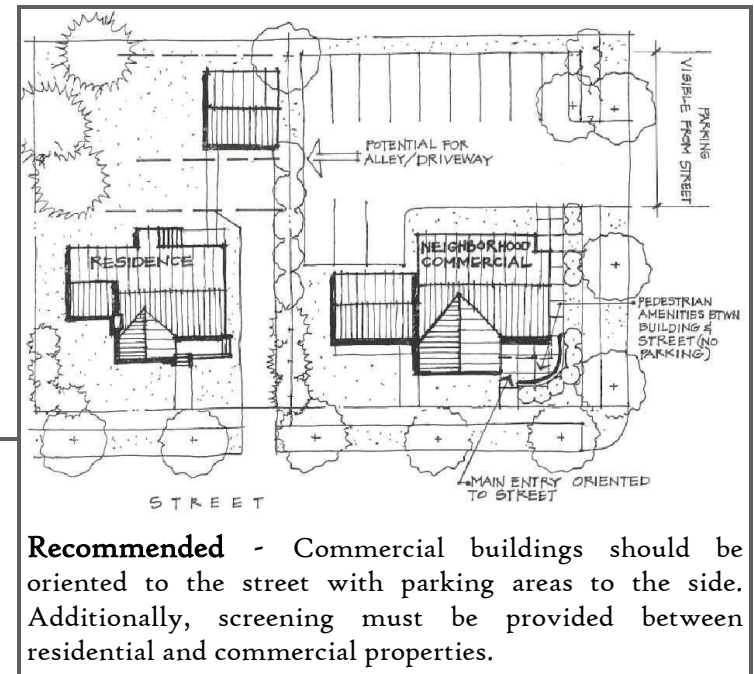


Image Credit: City of Driggs

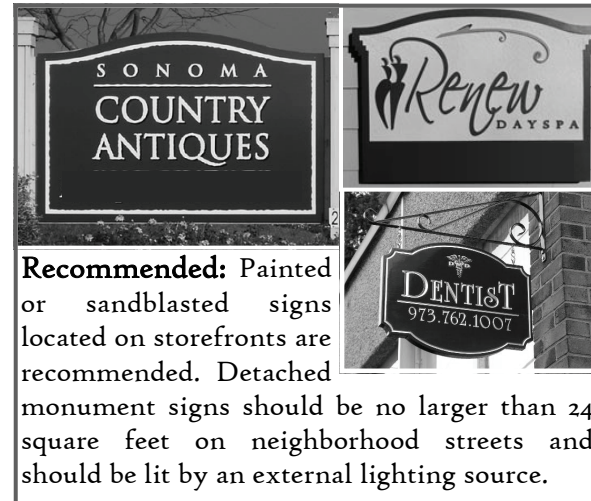
# COMMERCIAL DESIGN GUIDELINES

	Existing/Historic Condition	Recommendation
Edge Landscaping	Commercial buildings are set back varying distances from the street and do not have a unified appearance. Little separation or distinction exists between commercial and residential properties or public and private space.	Edge landscaping is encouraged for commercial businesses to help create a sense of separation between commercial and residential properties and to create visual continuity on neighborhood streets. Decorative fences and landscape elements are encouraged to be located along property lines on local streets.
Signs	Commercial signs in the area do not have a uniform scale or design.	<p>Signage on neighborhood streets should be smaller to reflect the residential scale of the area.</p> <p><b>Freestanding monument signs should not have a copy area greater than 24 square feet when located on neighborhood streets.</b></p> <p>New signs should be traditional in design; sandblasted or painted signs, and channel letters are encouraged. Cabinet signs with plastic faces and neon signs are discouraged.</p> <p>Signs should be externally lit or backlit. Internally illuminated cabinet signs are discouraged. <b>Electronic or video signs and pole signs are prohibited.</b></p>



**Recommended:** Landscaping or fencing installed along the property line will help unify streets with varying building types and setbacks.

Image Credit: Metropolitan Design Center



**Recommended:** Painted or sandblasted signs located on storefronts are recommended. Detached monument signs should be no larger than 24 square feet on neighborhood streets and should be lit by an external lighting source.

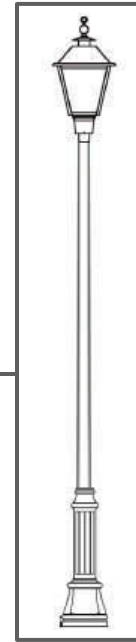


**PROHIBITED:** Electronic message or video signs are not consistent with the traditional character of the neighborhood or compatible with residential uses.



# COMMERCIAL DESIGN GUIDELINES

	Existing/Historic Condition	Recommendation
<b>Lighting</b>	Lights that illuminate parking lots and building entrances can produce glare and disturb residential neighbors.	<p>New lighting should be adequate for safety, but directed only where it is needed to prevent spill-over onto residential property.</p> <p>New parking lot lighting is encouraged to include historic design features.</p> <p><b>The maximum permitted height of new luminaires should not exceed 20 feet.</b></p>
<b>Outdoor Storage</b>	The area has a mixed residential and commercial character which requires additional protections for homeowners.	<b>No outdoor storage of merchandise is permitted unless it is contained within a fully enclosed building or enclosed by opaque screening.</b>



**Recommended:** New lighting installed on private property should be designed for pedestrians. Decorative light poles such as these are encouraged.