

City of Raymore Unified Development Code

Building Design Standards

Section 440.010 Building Design Standards (*Amendment 13 – Ordinance 2012-074 9.24.12*)
(*Amendment 33 - Ordinance 2020-068 11.23.2020*)

A. Applicability

1. The regulations of this section apply to all commercial uses regardless of location, and to industrial uses within 300 feet of any street designated by the City as a collector, minor arterial or major arterial, or are within 500 feet of any residentially zoned property.
2. Large retail sales uses (on sites that include, in aggregate, 100,000 square feet or more of gross floor area) shall also comply with the regulations of Section 420.030G. Where the regulations conflict with the requirements of this section, the more restrictive requirement will control.
3. The standards of this section apply to all walls of buildings. For purposes of this section, the front wall is the wall most parallel to the adjacent right-of-way. Where uncertainty exists as to the applicability of these regulations, a determination will be made by the Development Services Director.
4. Additions to existing buildings may be permitted by the Planning and Zoning Commission where the addition does not meet strict compliance to this section. The purpose of this section is to continue a similar exterior architectural treatment where appropriate, and to reduce the appearance of an addition being added to the building.

B. Building Location and Design

1. Relationship to Adjacent Development

- a. The form and proportion of buildings shall be consistent or compatible with the scale, form and proportion of existing development in the immediate area.
- b. The rhythm of structural mass to voids, such as windows and glass doors, of a front facade should relate to the rhythms established in adjacent buildings.

2. Façade Articulation

- a. A façade consisting of a single undifferentiated plane with a single texture or color, excluding windows, doors or overhead doors, is prohibited.
- b. A minimum of 15 percent of the area of each façade shall be recessed, projected, or alternately staggered from the primary plane of the wall not less than one foot in depth or projection, excluding windows, doors or overhead doors.
- c. Where large structures are proposed with overly long facades (walls), where one dimension exceeds the length of the perpendicular dimension, such as

warehouses, building mass shall be articulated with variations of a depth to create shadows visible from the nearest adjacent street in the building plane and parapet height and through the use of other unique design, landscape or site plan features.

- d.** Overly long horizontal facades shall be articulated. Variation in the building plane, parapet height, materials, colors, entrance canopies and landscaping can be used to add articulation and variation to a facade. Parking lots along the facade can also relieve the plane horizontally through the use of landscaped fingers and islands containing trees and shrubs.
- e.** Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form and siting shall be used to provide visual interest.
- f.** Long expanses of overhead doors should be relieved by matching their color to the wall or trim, recessing the doors, or adding architectural details to diminish the dominance of the doors.

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.

2. Glass Walls

Glass walls shall include glass-curtain walls or glass-block construction. A glass-curtain wall shall be defined as an exterior wall which carries no floor or roof loads and which may consist of a combination of metal, glass and other surfacing materials supported in a metal frame.

3. Metal Walls

- a.** The use of metal siding is permitted only in industrial districts and only for side and rear façades. The materials used on the front façade shall be incorporated into any façade visible from a public street to break up the monotony of those facades.
- b.** The use of corrugated panels, with a depth of less than three-quarter inch or a thickness less than U.S. Standard 26 gauge is prohibited.
- c.** The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, is prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.
- d.** Corrugated metal facades shall be complemented with masonry, whether brick, stone, stucco or split-face block. Architectural metal panels may be an acceptable substitute for masonry. Appropriate landscaping shall be used to complement and enhance a building's design, color and material.

D. Building Form

- 1.** The use of unusual shapes, color and other characteristics that cause new buildings to call excessive attention to them and create disharmony shall not be allowed.
- 2.** Architectural design shall create visual interest through the use of different textures, complementary colors, shadow lines and contrasting shapes. The use of walls in a single color, with little detailing or completely blank, is discouraged;
- 3.** Careful consideration of durable materials, proportions and shapes, emphasizing the importance of roofs as integral and embracing elements of the over-all design, is particularly important;
- 4.** Evaluation of building materials shall be based on the quality of its design and relationship and compatibility to building materials in the immediate neighborhood; and
- 5.** Architectural treatments (e.g., building materials, colors, facade design, roof lines, screening) shall be consistent and compatible on all sides. Treatment that is uniform on all sides will be deemed to meet the requirements of this principle. Adjacent land uses, visibility from public streets, use of screening devices (walls, fences, berms, landscaping) are criteria to be considered when varying this treatment. The applicant will have the burden of demonstrating the reasons for differing treatment on different sides (e.g., the need for truck access on one side and pedestrian access on another).

E. Mechanical Equipment Screening Requirements

Mechanical equipment shall be screened according to the requirements of Section 430.120.

F. Site Design

- 1.** The form and proportion of buildings shall be consistent or compatible in scale, form, proportion, and design with others on the site.

- 2.** Buildings shall connect to sidewalks and other pedestrian connections within the site and to adjacent sites.
- 3.** Other site features must be reasonably compatible within the development, including signage materials or design and landscape location and design.
- 4.** Parking must be arranged within the site in such a way that all areas of the site may be accessed safely by pedestrians.