



Unified Development Code Annual Review

July 2020

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Development Services Department

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INTRODUCTION

Why complete an annual review?

The current Unified Development Code (UDC) for the City of Raymore, Missouri was adopted by the Raymore City Council by Ordinance 28117 on December 8, 2008. There have been thirty-one proposed amendments to the UDC, the most recent amendment approved on July 22, 2019.

In December of 2009 the Raymore City Council adopted a set of Goals for the City of Raymore that included the following goal:

“Evaluate current zoning and subdivision regulations to ensure that diversity in new developments is encouraged and that community goals and needs are supported”.

Completing an annual review of the UDC enables the Commission to ensure the code is an effective tool in achieving the Council goal that diversity in new developments is encouraged and that community goals and needs are supported. The UDC is one of the primary tools to ensure the goals of the City Growth Management Plan are achieved.

In 2012 the Planning and Zoning Commission commenced a program to complete an annual review of the UDC in June of each year. A report is prepared by City staff outlining activities affecting the UDC over the previous year and identifying any issues or concerns with any provision of the UDC.

The thirty-one proposed amendments to the UDC have been submitted in response to (1) a need to comply with state statute or case law, (2) a change to a general City code provision that impacted a provision of the UDC, or (3) a desire to provide clarification to a provision of the UDC. The 2020 annual review is the ninth attempt for the Commission to be proactive in reviewing the UDC as an entire document and determining if the UDC has been effective in creating a development that is meeting the goals of the Growth Management Plan and expectations of the residents of the City.

What will happen with the annual review results?

The Planning and Zoning Commission can decide if any amendments to the UDC should be proposed. The Commission can file an application to amend the text of the UDC. A public hearing would be held at a Commission meeting with the Commission then making a recommendation to the City Council for its consideration.

Summary of Previous Amendments

Amendment 1 – approved March 9, 2009

Amendment 1 changed the composition of the membership of the Planning and Zoning Commission to be consistent with Missouri State Statute. Additionally, the amendment included provisions regarding what happens when a Commission member moves out of the Ward he/she represents and the process for appointing a Commission member.

Amendment 2 – approved July 27, 2009

Amendment 2 included minor changes to several different chapters of the UDC, including clarification on when a 2nd driveway is permitted on a residential lot; clarifying that citizens are appointed to the Board of Adjustment by the Mayor with the advice and consent of the City Council; changing any reference of the City Administrator to City Manager; and adding a code provision regarding the expiration of applications that remain inactive for more than one year.

Amendment 3 – approved September 14, 2009

Amendment 3 established the code provisions regarding renewable energy systems.

Amendment 4 – approved November 9, 2009

Amendment 4 eliminated any listing of specific fees and charges and replaced the language with a reference to the adopted Schedule of Fees and Charges.

Amendment 5 – approved April 26, 2010

Amendment 5 established the Original Town Overlay Zoning District.

Amendment 6 – approved June 14, 2010

Amendment 6 included minor changes to several different chapters of the UDC, including clarifications on temporary uses; illumination of signs; inspection of public improvements in new subdivisions; and vacation of easements.

Amendment 7 – approved August 9, 2010

Amendment 7 clarified regulations pertaining to home occupations.

Amendment 8 – approved February 28, 2011

Amendment 8 included minor changes to several different chapters of the UDC, including clarification on the installation of sidewalks on residential lots; installation of street lights; posting of signs for required public hearings; and projection of structures into a required yard.

Amendment 9 – approved April 11, 2011

Amendment 9 included numerous changes to the sign chapter, including clarification of commercial message signs and non-commercial message signs; temporary signs; and sign definitions.

Amendment 10 – approved April 25, 2011

Amendment 10 added a definition of bar and definition of free standing fast food restaurant to the UDC and added 3 uses to the list of prohibited uses in the City Center Overlay Zoning District.

Amendment 11 – approved August 8, 2011

Amendment 11 included minor changes to several different chapters of the UDC, including projections into required setback areas; parking of recreational vehicles; and concrete mix utilized on residential driveways and public sidewalks.

Amendment 12 – approved June 25, 2012

Amendment 12 included minor changes to the requirements regarding installation of sidewalks on undeveloped lots. Code language was modified to reflect that sidewalks are required on undeveloped lots when 66% or more of the lots on the same side of the street in the same block already have a sidewalk and it has been 5 years from the effective date of the UDC.

Amendment 13 – approved September 24, 2012

Amendment 13 included several miscellaneous changes that were recommended as part of the 2012 UDC Annual Review and Report. Code provisions that were modified included: parking of vehicles; sign maintenance; accessible parking; residential fences; variances; and building setback along 58 Highway.

Amendment 14 – approved October 22, 2012

Amendment 14 adopted the new Flood Insurance Rate Maps for the City of Raymore.

Amendment 15 – approved February 11, 2013

Amendment 15 included changes to the requirements pertaining to temporary uses, including adding language regarding mobile vendors.

Amendment 16 – approved August 26, 2013

Amendment 16 included miscellaneous changes recommended from the 2013 UDC annual review completed by the Planning and Zoning Commission at its June 4, 2013 meeting. The changes included (1) allowing an electronic sign along Arterial Streets in the Original Town Overlay District; (2) allowing accessory uses and structures on property zoned Agricultural without the necessity of having a principal structure on the property; (3) stating that no residential driveway may be constructed within a sight triangle; (4) allowing privacy fences to be within ten feet of the front corner of a house; (5) clarifying when the Community Development Director can determine if an application is inactive; and (6) clarifying what happens when a motion by the Commission on an application fails.

Amendment 17 – approved February 10, 2014

Amendment 17 included miscellaneous changes to the UDC. The changes included (1) requiring canopy lights to be recessed so the lens cover is flush with the bottom of the canopy; (2) clarifying that when a sidewalk is required to be constructed on an undeveloped corner lot that the sidewalk is installed along both street frontages; and (3) allowing the Commission to have final approval authority on inflatable sign permit applications.

Amendment 18 – approved February 10, 2014

Amendment 18 included changes that allow an accessory dwelling unit upon property that is zoned Agricultural, Rural Estate or Rural Residential.

Amendment 19 - approved September 8, 2014

Amendment 19 updated the stream buffer provisions contained within the UDC.

Amendment 20 - approved September 8, 2014

Amendment 20 established a new Stormwater Treatment section in the UDC. This code provision applies to all new land development activities within the City.

Amendment 21 - approved January 26, 2015

Amendment 21 included miscellaneous changes recommended as part of the 2014 annual review of the UDC. The changes included (1) clarifying that no outdoor display of commodities, products or merchandise associated with a home occupation is allowed; (2) clarified side and rear yard setbacks for an accessory structure; (3) clarified how sign height is measured for monument signs; (4) clarified that sign permit requests that are not in compliance with the UDC can be applied for as a conditional use permit; (5) included a prohibition of any portion of a non-residential platted lot to extend into floodplain area; and (6) included definitions of subject property and undeveloped lot.

Amendment 22 - approved September 14, 2015

Amendment 22 included miscellaneous changes recommended as part of the 2015 annual review of the UDC. The changes include 1) clarified all utilities in new subdivisions must be underground; 2) incorporated new cul-de-sac design; 3) clarified that sidewalk must be installed in common areas when adjacent lots are developed; 4) clarified stormwater treatment provisions; 5) Planning Commission can approve inflatable sign permits; 6) established specific findings of fact for a Conditional Use Permit for a sign; and 7) defined private utilities and public utilities.

Amendment 23 - approved December 28, 2015

Amendment 23 clarified that if any portion of a corner lot has frontage along a street that meets the threshold to require sidewalk to be installed (on an undeveloped lot), then sidewalk is required to be installed on all street frontages of the corner lot.

Amendment 24 - approved February 13, 2017

Amendment 24 included miscellaneous changes recommended as part of the 2016 annual review of the UDC. The changes include 1) clarify no building can be located in an easement; 2) eliminates requirement for developer to pay a fee for street lights; 3) clarifies corner lots require installation of an ADA ramp when sidewalk is installed; 4) modification to notification process for erosion control enforcement; 5) Replats can be approved by Community Development Director; 6) Replat procedures established; 7) terms unnecessary hardship and replat are defined; and 8) penalty section is modified.

Amendment 25 - approved August 28, 2017

Amendment 25 included miscellaneous changes recommended as part of the 2017 annual review of the UDC. The changes include 1) replaced term “mini-warehouse” with self-storage facility; (2) clarified the procedure to request a waiver to a design requirement in the Original Town zoning district; (3) clarified when outdoor patio dining areas are allowed; (4) added requirements for indoor self-storage facilities; (5) clarified applicable code sections for subdivision review; (6) clarified improvements required as part of subdivision development; (7) clarified enforcement procedures for removal of mud and debris deposited in the street; (8) clarified responsibility of subdivider for collector and arterial roads; (9) clarified subdivider responsibilities for construction of public improvements; (10) required street name changes to comply with the City Addressing Policy; and (11) clarified when park land is dedicated as part of a new subdivision.

Amendment 26 - approved January 22, 2018

Amendment 26 included miscellaneous changes recommended as part of the 2017 annual review of the UDC. The changes included clarification of code language related to the keeping of animals on residential lots and clarified language related to the installation of new solar energy systems.

Amendment 27 - approved June 11, 2018

Amendment 27 allows accessory dwelling units in all single-family residential districts.

Amendment 28 - approved September 10, 2018

Amendment 28 included miscellaneous changes recommended as part of the 2018 annual review of the UDC. The changes included increased right-of-way when street trees are proposed; requiring commercial recycling trash receptacles to be screened; and updating the definition of manufactured home.

Amendment 29 - approved January 14, 2019

Amendment 29 increased the minimum width of sidewalk in new residential developments to five feet.

Amendment 30 - denied by City Council on June 24, 2019

Amendment 30 proposed to allow the keeping of fowl on lots zoned RR, R-1A and R-1. At its May 21, 2019 meeting the Planning and Zoning Commission did not obtain the required number of votes for a binding recommendation. No majority vote of the entire Commission was obtained as the vote was 4-3 on a motion for a recommendation of approval. Five votes constitutes a majoring vote of the Commission. The amendment was forwarded to the City Council with no recommendation.

On June 24, 2019, on a motion to approve the amendment on 1st reading, the motion failed by a 2-6 vote. With the motion failing to get a majority vote, the amendment was not approved.

Amendment 31 - approved July 22, 2019

Amendment 31 established where a medical marijuana facility may be located in the City. A companion ordinance created a new Chapter 660 of City Code that establishes the local regulations regarding medical marijuana facilities.

Declaratory Rulings Issued

In accordance with Section 465.040B5 of the UDC the Community Development Director has the power and duty to render interpretations of the Unified Development Code. For purposes of consistency and documentation the Director issues all written interpretations in the form of a declaratory ruling. Each declaratory ruling is added to a Declaratory Ruling Book which is a compendium of all rulings issued since the adoption of the UDC. To date there have been ten (10) rulings issued. One of the rulings has been revoked due to a change in the UDC rendering the ruling obsolete.

Declaratory Rulings issued between January 11, 2009 and June 1, 2011:

Ruling #1: What is the maximum size allowed for a subdivision entrance sign and how many signs are allowed per subdivision?

- Ruling #2: Are chickens allowed to be raised in the City?
- Ruling #3: Is a four (4) foot privacy fence allowed in a front yard setback area?
- Ruling #4: REVOKED. Is a kiosk for movie rental allowed to be installed or operated on the exterior of a building?
- Ruling #5: Does an adjustment to a lot line require a subdivision plat?
- Ruling #6: Can a fence be constructed in an easement?
- Ruling #7: Where is the midpoint of a residential structure in relation to where a fence can be located?

Declaratory Rulings issued between June 1, 2011 and June 1, 2012

- Ruling #8: How much of a property can be covered in buildings and other manmade structures?

Declaratory Rulings issued between June 1, 2012 and June 1, 2013

- Ruling #9: Is a mobile home allowed in the City of Raymore?
- Ruling #10: Can a business that is not licensed or approved as an adult business have adult media or sexually oriented toys or novelties available?

There were no Declaratory Rulings issued between June 1, 2013 and June 1, 2017

Declaratory Rulings issued between June 1, 2017 and June 1, 2018

- Ruling #2 was updated to reflect code changes made as part of the 26th amendment to the UDC.

There were no Declaratory Rulings issued between June 1, 2018 and June 1, 2020

The Declaratory Ruling Book is available for review on the Raymore website at <http://www.raymore.com/home/showdocument?id=2204>.

Topics for consideration by the Planning and Zoning Commission

Staff recommends the following provisions of the UDC be amended for the reasons provided with each proposed change. Proposed new text is **highlighted**; deleted text is crossed out.

1. In all instances referring to “Community Development Director” change to “Development Services Director”.

Note: Title of Director changed on November 1, 2018 to Development Services Director.

2. In all instances referring to “Community Development Department” change to “Development Services Department”.

Note: Name of Department changed on November 1, 2018 to Development Services Department.

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

Section 465.020 Planning and Zoning Commission

C. Terms

5. ~~The City Council may remove any citizen member for cause stated in writing and after public hearing. The Mayor may, with the consent of the majority of the Council members, remove any member for misconduct or neglect of duty. A member’s unexcused absence from three consecutive regular meetings in a 12-month period, constitutes neglect of duty.~~

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.

Note: Staff is recommending the code change to be consistent with the amendment to the Rules of Procedure adopted by the Commission on February 18, 2020.

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.

Note: Staff is requesting to add the language to ensure all conditions of approval for a property owner under a variance of use are complied with. The Board of Adjustment should have the ability to revoke the variance of use if conditions are not followed.

5. Section 445.03016 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 latest edition of the Kansas City Metropolitan APWA specifications.

| | Major Arterial | Minor Arterial | Major Collector | Minor Collector | Local | Cul-de-sac | Alley | Pedestrian Way |
|---|----------------|----------------|-----------------|-----------------|-------|--------------------------------|-------|----------------|
| Minimum right-of-way width (feet) | 100 | 80 | 80 | 60 | 50 | Per Design Manual ² | | |
| Maximum grade[*] (%) | 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.
- c.** 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.~~

Note: Propose to delete requirements from UDC and simply reference the requirements as they are listed in the City Specification and Design Manual.

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 |

Note: Establishes the same fence requirements for lots zoned Rural Estate as currently exist in the UDC for Agricultural zoned lots, rather than requiring the RE zoned properties to comply with the fence requirements applicable to small subdivision lots.

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.

Note: Code already requires final plat to be recorded within 1 year of the date the plat was approved. No need to require a copy of the recorded plat to be submitted within 15 days. Only need to have a copy of the recorded plat prior to the issuance of the 1st building permit in the subdivision phase.

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.**

Note: Want to clarify that this section of code applies to individual tenant spaces.

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.

Note: This clarifies and aligns with section 410.030B1 table that states "swimming pools and bathhouses, setback at least 5 feet from side or rear property line".

10. Section 435.060G1a 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 435.060G.**

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.

Note: Currently, menu board signs are mentioned under "Incidental Signs" with a maximum size of 16 square feet and a maximum height of 8 feet. Various establishments in town, including the most recent Culver's, have larger signs that are up to 42 square feet. Additionally it is becoming more common for drive thru restaurants to have a "pre sale" board in addition to the menu board. City staff feels the UDC should reflect what is currently in the community and perhaps have Menu Boards as a separate item within the sign code section of code. Furthermore, many drive through restaurants have begun moving to electronic displays. This allows for an easier menu change as well as visibility.

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 thus County.

Note: to establish local requirements regarding the design and construction of trash receptacle and other waste enclosures particularly for ongoing maintenance..

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:
 - (a) plywood sheet siding
 - (b) painted CMU
 - (c) corrugated metal
 - (d) painted metal
 - (e) wood shake roofing material
 - (f) 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.

Note: to establish architectural design elements into multi family housing so as to avoid large blank facades, as well as work to distinguish multi-family housing from commercial property while maintaining design elements of residential character.

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.

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. |

Topics for Discussion

Staff has identified the following topics for discussion:

a. Park Land Dedication Requirement

The UDC requires park land to be dedicated to the City as part of new residential subdivision developments at a ratio of 20 acres per 1,000 people. This standard was first adopted by the City in 2004. Several developers have indicated that this ratio is much higher than other communities. Staff desires to complete further research on the topic to allow for informed discussion at a future date.