

City of Raymore Unified Development Code

Chapter 420. Use Regulations

Section 420.030 Use-Specific Standards, Commercial Uses

G. Retail Sales, Large

1. Generally

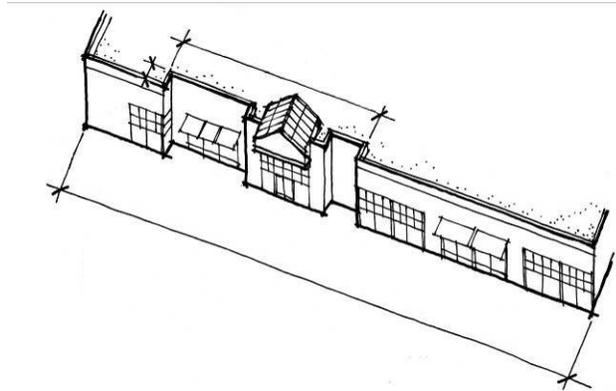
This section is intended to provide additional design and character standards for all retail uses on sites that include, in aggregate, 100,000 square feet or more of gross floor area.

2. Outdoor Storage, Display and Sales

- a. Parking lots of large retail sales uses may be used in accordance with Section 410.040B.
- b. Parking lots used for seasonal outdoor sales such as plants, flowers and Christmas trees may be used in accordance with Section 420.060 A, B or C.

3. Building Design

The following standards apply to all building facades and exterior walls that are visible from adjoining streets or properties.



Example: large retail building with recesses and projections, wall plane off-sets, canopies, and a clearly defined entrance.

- a. Buildings visible from public streets must include at least two of the following features:
 - (1) variations in roof form and parapet heights;
 - (2) clearly pronounced recesses and projections;
 - (3) wall plane off-sets (dimension established by building module);
 - (4) reveals and projections and changes in texture and color of wall surfaces;
 - (5) deep set windows with mullions;
 - (6) ground level arcades and second floor galleries/balconies; or
 - (7) other features that reduce the apparent mass of a building.

- b.** Buildings must have architectural features that conceal rooftop equipment, such as HVAC units, from public view.
- c.** Each building must have a clearly defined, highly visible customer entrance featuring at least three of the following elements:
 - (1)** canopies or porticos;
 - (2)** overhangs;
 - (3)** recesses/projections;
 - (4)** arcades;
 - (5)** raised corniced parapets over the door;
 - (6)** peaked roof forms;
 - (7)** arches;
 - (8)** outdoor patios;
 - (9)** display windows;
 - (10)** architectural details such as tile work and moldings that are integrated into the building structure and design; or
 - (11)** integral planters or wing walls that incorporate landscaped areas and/or places for sitting.