



# **Unified Development Code Annual Review**

**June 2018**

Report Prepared By:

Community Development 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 twenty-six amendments to the UDC, the most recent amendment approved on January 22, 2018.

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 twenty-six 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 2018 annual review is the seventh 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 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 2<sup>nd</sup> 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 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 - currently under review**

Amendment 27 proposes to allow accessory dwelling units in all single-family residential districts. After a favorable recommendation from the Planning and Zoning Commission, City Council is currently considering approval of the amendment.

***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.

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. Section 440.050 is added as follows:

### **Section 440.050      Crime Prevention Through Environmental Design (CPTED)**

- A. Site plan and building design shall incorporate CPTED design principles to improve the overall safety of the built environment and discourage potential criminal activity. Such design elements shall be balanced with other site and building design features such as overall aesthetics of the building and site and building and engineering codes and standards.
- B. Design features shall include, but not be limited to, creating natural surveillance of the site and building; adequate lighting of the building and parking lot area; limiting hiding areas behind landscaping and screening areas; providing securing cameras, orientation of parking; and other applicable design features.

Note: Staff is recommending the code change to provide public safety officials with a set of principles on which to provide review comments for the Planning and Zoning Commission to consider on site plan applications.

2. Section 470.010A is repealed in its entirety and re-enacted as follows:

**Section 470.010 General Requirements**

**A. Summary of Procedures**

The following table provides a summary of the review and approval procedures of this chapter. In the event of conflict between this summary table and the detailed procedures contained elsewhere in this chapter, the detailed procedures govern.

	Community Development Director and Engineering Staff	Board of Adjustment	Planning & Zoning Commission	City Council	Board of Appeals
Zoning Map Amendments (rezoning)	R		[R]	[D]	
Text Amendments	R		[R]	[D]	
Conditional Uses	R		[R]	[D]	
Uses subject to special conditions	D				
Planned Unit Development (PUD)	R		[R]	[D]	
Zoning Variances	R	[D]			
Appeals of UDC Administrative Decisions		D			
Minor Subdivision Plat	R		R	D	
Preliminary Subdivision Plat	R		[R]	[D]	
Final Subdivision Plat	R		R	D	
Replat	D		A		
Zoning Certificate	D	A			
Sign Permit	D	A			
Site Plan Review	D or R		A or D	A	
Right-of-way Vacation of Streets	R		[R]	[D]	
Interpretations	D	A			A (Chapter 455 or 460)
Administrative Adjustments	D	A			
Natural Resource Protection Variance	R				D
Flood Plain Management Variance	R				D
Inflatable Sign Permits	R		D	A	
Easement Vacation	R			[D]	

R = Recommendation D = Decision A = Appellate Authority [ ] Public Hearing Required

Note: Staff is recommending the code change to clarify the review process utilized for right-of-way and easment vacation requests.

3. 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
<b>Manufactured Home</b>	<p>Any structure which is:</p> <ul style="list-style-type: none"> <li>(a) subject to the Federal Manufactured Home Construction and Safety Standards established pursuant to 42 U.S.C. § 5403, and constructed on or after June 15, 1976;</li> <li>(b) transportable in one or more sections, that is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities; or</li> <li>(c) not constructed under the requirements of the International One and Two-Family Residential Code.</li> </ul> <p>The term “manufactured home” does not include a recreational vehicle.</p>

Note: Staff is recommending the code change to clarify the definition of manufactured home. This definition would include housing types typically referred to as tiny homes and container homes. A manufactured home is only allowed to be located within an approved manufactured home park.

4. Section 445.020D is amended as follows:

**Section 445.020 Improvements**

**D. Certificate of Insurance**

1. The contractors shall indemnify the City, with Certificate of Insurance with the City named as co-insured. Certificate of Insurance shall be on a form furnished by the City and in the amounts established by the City. The contractor shall secure and maintain throughout the duration of construction, insurance of types and in amounts as may be necessary to protect himself/herself and the interest of the City against all hazards or risk of loss. The form and limits of such insurance together with each underwriter, shall be acceptable to the City, but regardless of such acceptance it shall be the responsibility of the contractor to maintain adequate insurance coverage at all times.
- ~~2. The contractor may satisfy the liability limits required for each type of insurance by securing and maintaining an umbrella excess liability type policy.~~

- 3. Satisfactory Certificates of Insurance shall be filed with the City before a construction permit will be issued. The liability limits shall not be less than:

Workers Compensation	Statutory
Automobile Liability – Bodily Injury	\$500,000.00 each person
Bodily Injury	\$2,000,000.00 each occurrence
Property or Combined Single Limit	\$300,000.00 each occurrence \$2,000,000.00 each occurrence
Comprehensive General Liability (including products & completed operations)	\$500,000.00 each occurrence \$2,000,000.00 aggregate

Note: Staff is recommending the code change to be consistent with current City policy.

- 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:

	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	100 (diameter) Per Design Manual <sup>2</sup>		
Maximum grade <sup>1</sup> (%)	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				

<sup>1</sup> Unless necessitated by exceptional terrain and subject to the approval of the Director of Public Works.  
<sup>2</sup> See City of Raymore Technical Specifications and Design Criteria Manual for cul-de-sac design requirements

6. Section 445.03017 is amended as follows:

**Section 445.030 Subdivision Design and Layout**

**I. Streets**

**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.

**a. 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.

**b. 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.

**c. 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.

**d. ~~Approval of Subgrade~~**

~~The Director of Public Works must approve the subgrade before any base course or surface is placed thereon. The subgrade must be constructed to be uniform in density throughout. The entire width and length shall conform to line, grade, and typical cross-section shown on the plans or as established by the Director of Public Works. If any settling or washing occurs or where hauling results in ruts or other objectionable irregularities, the contractor must re-shape and re-roll the subgrade before the base or surfacing is placed.~~

**~~e. Sewer and Water Work Before Base Construction~~**

~~No base course work may proceed on any street until all trenching for storm and sanitary sewers and for water lines within an area extending one foot behind curbs has been properly backfilled satisfactory to the Director of Public Works. Wherever possible, the developer must schedule installation of gas or buried electric utility lines so that trenches for such lines can be properly backfilled before street base course construction.~~

**~~f. Storm Sewers and Inlets~~**

~~Manholes, storm sewers, inlets and utility valves shall be adjusted to meet the proper grade of street or yard areas to the satisfaction of the Director of Public Works.~~

Note: Staff is recommending the code change to remove language that is more appropriate for the Manual of Standard Specifications for utility and street construction.

7. Section 445.030K1 is amended as follows:

**Section 445.030 Subdivision Design and Layout****K. Sidewalks****1. Requirement****a. Residential developments**

- (1)** Sidewalks shall be installed on both sides of all public streets except upon lots greater than 3 acres in size, or in the case of a residential subdivision, when the average lot size is greater than 3 acres.
- (2)** Sidewalks shall be installed in the right-of-way, ~~1 foot from~~ **on** the property line adjacent to the street, along the street frontage of all lots.
- (3)** Sidewalks along private streets shall be determined as part of preliminary plat review.
- (4)** Corner lots that do not contain an ADA curb ramp shall have the ramp installed at the time sidewalk is installed upon the lot.

**b. Commercial, Industrial and all other developments**

- (1)** Sidewalks shall be installed on both sides of all public streets.
- (2)** Sidewalks shall be installed in the right-of-way, ~~1 foot from~~ **on** the property line adjacent to the street, along the street frontage of all lots.
- (3)** Sidewalks shall be provided along one side of access drives and shall connect to sidewalks along all public streets adjacent to the development.

- (4) Corner lots that do not contain an ADA curb ramp shall have the ramp installed at the time sidewalk is installed upon the lot..

Note: Staff is recommending the code change to clarify the location of the sidewalk in the right-of-way. If the minimum sidewalk width is increased to five feet, the sidewalk needs to be pushed to the property line to maintain the width of the tree lawn area at six feet.

8. Section 445.030K3 is amended as follows:

**Section 445.030 Subdivision Design and Layout**

**K. Sidewalks**

**3. Sidewalk width**

- a. ~~Sidewalks along any street classified in the Transportation Master Plan as a collector or arterial shall be at least 5 feet in width.~~ Sidewalks shall be a minimum width of five (5) feet.
- b. ~~Sidewalks along any other public street shall be at least 4 feet in width.~~ Sidewalks constructed in a residential subdivision with a final plat recorded prior to January 1, 2019 may be four (4) feet in width.
- c. Sidewalks along any access drive shall be at least ~~4~~ five (5) feet in width.

Note: Staff is recommending the code change to increase the minimum width of required sidewalks to five feet as recommended by the Walk Friendly Communities initiative.

9. Section 445.030K4 is added as follows:

**Section 445.030 Subdivision Design and Layout**

**K. Sidewalks**

**4. Sidewalks on Cul-de-sacs**

Within a development, sidewalks and trails shall be designed and integrated to form an on-site circulation system that provides and enhances pedestrian access to all on-site amenities and improves connectivity to all adjacent parks, greenways, and trail system segments, while minimizing conflict between pedestrian and vehicular traffic.

- a. Cul-de-sac streets consisting of eight or more lots, and abutting an arterial or collector road shall provide pedestrian access between the cul-de-sac bulb and the adjacent roadway via a sidewalk or trail.
- b. Cul-de-sac streets located within 300 feet of an existing or proposed trail segment shall provide pedestrian access linking the sidewalk network to the trail system.
- c. The Planning and Zoning Commission may alter or waive this requirement if natural features or topographical barriers exist that would prevent such connection, or where such requirement would create redundant connections within a development.

Note: Staff is recommending the code change to ensure pedestrian circulation in a subdivision containing cul-de-sacs.

10. Section 430.070B is amended as follows:

**Section 430.070 Street Trees**

**A. Applicability**

Street trees are required on any street designated as a greenway on the Transportation Plan. Where street trees are provided on other streets, they must comply with this section.

**B. Planting Requirements**

1. Where required, street trees must be planted at a rate of one tree for every 50 linear feet. Driveway widths may be excluded from the calculation of the required number of street trees. Flexibility in locating trees is provided where it is not possible to locate trees every 50 feet due to the location of driveways.
2. To reduce the risk of disease and/or insect infestation, no more than 25 percent of the street trees in any individual development or subdivision may be of one species.
3. Species of street trees to be utilized shall comply with this section and be chosen from the list of allowable species for street trees referenced in Section 430.090 and shall be approved by the City prior to installation.
4. Required street trees must be installed within the street right-of-way or within 10 feet of the street right-of-way. If street trees are to be located outside of the right-of-way, the City is authorized to require the establishment of a 15-foot landscape maintenance easement.

5. Street right-of-way shall be increased in width to accommodate an exclusive grass planting area of at least eight feet in width.

Note: Staff is recommending the code change to ensure adequate tree lawn area is provided between the curb of the street and the sidewalk when street trees are added as a subdivision amenity.

11. Section 425.020c5 is amended as follows:

**Section 425.020 Off-Street Parking Requirements**

**C. Parking Area Design and Construction**

**5. Curb and Gutter**

- a. All off-street parking areas are required to have concrete curbs and gutter unless the drainage run-off from the parking lot is directed into a stormwater treatment area or other water quality feature.
- b. Temporary asphalt curbs may be used in areas to be expanded only as shown and approved on the site plan.

Note: Staff is recommending the code change to allow the elimination of parking lots curbs if the storm water runoff is directed into a water quality feature.

12. Section 425.040B1 is amended as follows:

**Section 425.040 Commercial and Industrial Driveways**

The following standards apply to all commercial and industrial driveways providing ingress or egress to a public or private street.

**B. Standards for Right Turn Lanes and Tapers**

Right turn lanes and tapers are required when:

1. expected right-turn ingress movements meet or exceed 50 45 vehicles per hour during a typical weekday peak traffic period;
2. driveway volumes are expected to meet or exceed 1,000 vehicles per day calculated using Institute of Transportation Engineers site generated traffic standards for the closest matching land use category as set forth in the Trip Generation Manual;

3. the Director of Public Works can document through traffic analysis that such treatment is necessary to avoid congestion and /or unsafe conditions on the public street; or
4. identified as necessary by a submitted traffic study.

Note: Staff is recommending the code change to match the current right-turn lane requirements of MoDOT.

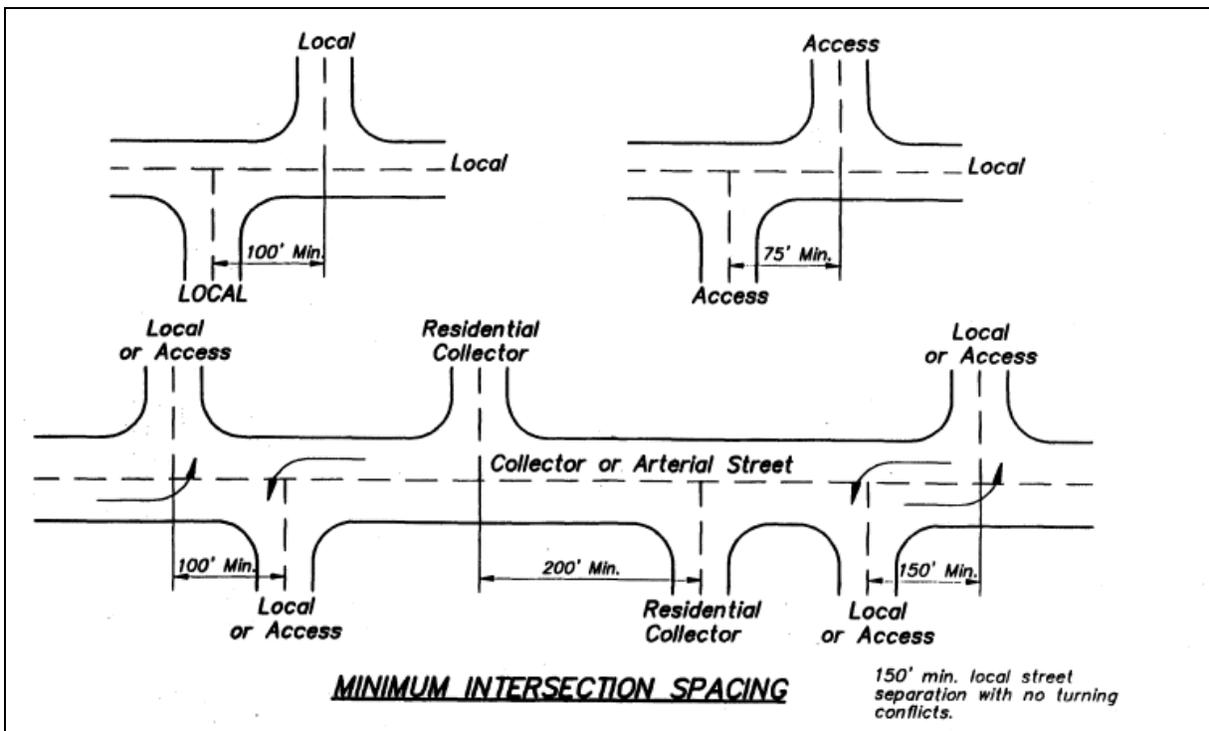
13. Section 425.040D is amended as follows:

**Section 425.040 Commercial and Industrial Driveways**

The following standards apply to all commercial and industrial driveways providing ingress or egress to a public or private street.

**D. Driveway Spacing**

1. Driveways must be spaced at least 125 feet apart, whether they are on a single lot or adjoining lots. Spacing is to be measured from the center of the driveway throat to the center of the adjoining driveway throat.
2. Driveways shall be spaced in accordance with the minimum intersection spacing established by the American Public Works Association as illustrated below:



Note: Staff is recommending the code change to clarify driveway spacing at intersections..

## ***Topics for Discussion***

Staff has identified the following topics for discussion:

a. Universal Design Standards

Note: One of the goals of the Communities for All Ages master plan was for the City to consider establishing universal design standards for new home construction. With the changing demographics of the community, and the high level of new home construction occurring, the timing is right for the City to discuss whether establishing standards is appropriate.