



**LEE'S SUMMIT**  
MISSOURI®

An architectural rendering of a modern, multi-story building with a mix of light gray and dark gray panels. The building has large windows and a prominent entrance area. It is surrounded by a green lawn, a paved road, and some trees. The sky is blue with light clouds.

# ARCHITECTURAL AND BUILDING DESIGN STANDARDS

City Council  
Public Hearing  
August 5, 2025

Development Services +  
Confluence

# LAND USE & COMMUNITY DESIGN



Land Use & Community Design

**Goal: Promote sustainable land use to meet the needs of the future.**

**Objective: Plan for purposeful growth, revitalization and redevelopment.**

**Objective: Protect the environment and meet the needs of the future.**



# LAND USE & COMMUNITY DESIGN



Land Use & Community Design

## Goals With This Project

1. Update standards
2. Enhance building material requirements
3. Promote high quality development
4. Provide clarity in expectations
5. Focus on building type not district



# ❏ SUMMARY OF PROPOSED UNIFIED DEVELOPMENT ORDINANCE UPDATES

- ✓ **Art. 8, Div. I, Sub. 1** – Update Intent, Purpose, and Applicability
- ✓ **Art. 8, Div. I, Sub. 2** – Relocation of Planned Residential District Design Standards.
- ✓ **Art. 8, Div. I, Sub. 3** – Existing standards updated/relocated; new Architecture and Building Design Standards created.
- ✓ **Art. 8, Div. I, Sec. 8.160** – Relocation of Sidewalk Location Standards.
- ✓ **Art. 8, Div. I, Sec. 8.180** – Clean up, reorganization, and updated language for roof-mounted and ground-mounted screening requirements.
- ✓ **Art. 15, Div. II, Sec. 15.315** – Addition of an Architecture section and related definitions.



# COLLABORATION & STAKEHOLDER ENGAGEMENT THEMES



# COLLABORATION & STAKEHOLDER ENGAGEMENT THEMES



**QUALITY  
MATERIALS**

**LONG TERM  
DURABILITY**

**VARIETY OF  
MATERIALS**

**FLEXIBLE  
STANDARDS**

# DIVISION I – DESIGN STANDARDS

## SUBDIVISION 1. - INTRODUCTION TO DESIGN STANDARDS

Sec. 8.010. – Purpose and Intent.

Sec. 8.020. - Applicability.

## SUBDIVISION 2. - ARCHITECTURE AND BUILDING DESIGN STANDARDS

Sec. 8.030. - Application of Standards.

Sec. 8.040. - Exceptions and Modifications.

Sec. 8.050. - General Provisions.

Sec. 8.060. - Exterior Materials Classification.

Sec. 8.070. - Residential Building Types and Standards

Sec. 8.080. - Non-Residential Building Types and Standards.





# DIVISION I – DESIGN STANDARDS

## SUBDIVISION 3. - SITE DESIGN STANDARDS

Sec. 8.090. – Site Design Objectives

Sec. 8.100. – Sidewalk Location Standards.

Sec. 8.110. – Screening Standards.

## SUBDIVISION 4. – PLANNING RESIDENTIAL DISTRICT DESIGN STANDARDS

Sec. 8.120. – Planned residential design objectives.

Sec. 8.130. – Planned residential district open space requirements.

Sec. 8.140. – Residential street design (see Article 7).

Sec. 8.150. – Residential sidewalks (see Article 7 and Subdivision 3 of this division)

Sec. 8.160. – Pedestrian lighting in residential areas (see Subdivision 5, Lighting standards).

Sec. 8.170. – Residential parking (see Division 2 of this Article).

Sec. 8.180. – Residential traffic calming.





# UDO UPDATES FOR DIV. 1 SUB. 2

*Attachment 12, Pages 1-2*

## **Sec. 8.030. Application of Standards.**

- A. The standards and regulations contained herein shall apply to new development and the renovation and redevelopment of existing sites and buildings within the City, with the exception of agricultural buildings, airport related industrial buildings within the AZ zoning district (for airport hangars see Section 8.350), and properties located within the Downtown Core Area as identified in Subdivision 8 of this Division.
- B. Building Types. For the purposes of this subdivision, all buildings shall be categorized as described in Section 8.050. The building type shall be determined by the Director or their designee. The building design standards shall be regulated by both building type and the zoning district in which the building is located.
- C. Accessory Buildings. All accessory buildings and structures shall comply with the design standards required for the principal building. The exterior building materials and colors shall be similar to the principal building.

## **Sec. 8.040. Exceptions and Modifications.**

- A. The following exceptions shall apply:
  - 1. Building expansions or additions, including successive additions, totaling less than twenty-five percent (25%) of the gross floor area of the existing building that will use the same or higher-class building materials to match or complement the existing building materials.
  - 2. Building and façade maintenance and repair including repainting of existing painted surfaces and window, door, siding, and roof replacement with identical or aesthetically similar materials.
- B. Following the procedures of Article 2 Division IV, the Approving Authority may approve modification requests from the standards contained in this Subdivision provided the following are met:
  - 1. The modification requested is not based solely on the anticipated cost of full compliance with the regulations contained herein; and,
  - 2. The resulting overall design and aesthetic appearance of the building(s) will not detract from the aesthetics of the surrounding area nor negatively impact adjoining properties.

# UDO UPDATES FOR DIV. 1 SUB. 2

## *Attachment 12, Page 2*

### **Sec. 8.050. General Provisions.**

#### **A. Building Types.**

1. Single-Family Residential: Detached single-family homes, accessory dwellings, bed and breakfast homestay, and group homes approved within a single-family or two-family home.
2. Two-Family Residential: Two-family homes (duplex)
3. Attached Residential: Triplex, quadplex, townhome, and rowhouse.
4. Multi-Family Residential: Apartments, bed and breakfast inn, nursing homes, hospice homes, treatment centers, homeless shelters, retirement villages, independent living or assisted living apartment communities, and other similar high density residential developments.
5. Non-Residential Buildings in a Residential Zoning District: Schools, churches, places of assembly, community centers, community food and personal support services, cultural facilities, funeral homes and mortuaries, libraries, public facilities, and government buildings.
6. Commercial/Retail Buildings: Single and multi-tenant commercial buildings, day care centers, restaurants, financial institutions, hotels, motels, mini/self-storage buildings, auto service businesses in commercial zoning districts, and recreational and entertainment buildings.

# UDO UPDATES FOR DIV. 1 SUB. 2

*Attachment 12, Page 3*

## Sec. 8.050. General Provisions.

1. Four-Sided Architectural Design. Buildings shall incorporate four (4) sided architecture. Architectural elements (horizontal or vertical) shall extend around the building and utilize the same, compatible, or complementary materials on all building facades.
2. Top, Middle, and Base Design. Buildings shall clearly express a top, middle, and base. Transitions from between the top, middle, and base shall be accomplished by a change in wall plane, roof overhang, and/or a change in building materials or color. The Approving Authority may waive this requirement based upon the building's architectural style, use, or other factors deemed relevant.





# UDO UPDATES FOR DIV. 1, SUB. 2

## *Attachment 12, Page 3*

### **Sec. 8.050. General Provisions.**

3. Wall and Roof Articulation. Buildings shall have regular variations and changes (articulations) in the wall planes, roof lines, and roof slopes. The minimum wall and roof articulation requirements are provided in Sections 8.070 and 8.080 herein this subdivision.
  - a. Examples of wall articulation methods include but are not limited to:
    - i. Projections or recesses in the wall plane of at least two feet (2') in depth.
    - ii. Use of columns, piers, pilasters, or other equivalent structural and/or decorative elements that project at least two feet (2') beyond the wall plane in a manner that complements the overall aesthetic appearance of the building.
  - b. Examples of roof articulation methods include but are not limited to:
    - i. A change in direction of the roof pitch or slope.
    - ii. The raising or lowering of the parapet wall, if applicable.
    - iii. The use of a tower element or other similar building feature.

# UDO UPDATES FOR DIV. 1, SUB. 2

*Attachment 12, Page 4*

## **Sec. 8.050. General Provisions.**

- g. **Building Facadism Discouraged.** Building facadism is discouraged. Windows or dormers should be in proportion with and match the adjoining roof pitch and have the appearance of being functional and operational. Hip or mansard roofs that only partially conceal a roof well or low slope roof area are also discouraged.
- h. **Franchise Architecture Discouraged.** The use of franchise or trade-marked building shapes or integral building forms that are readily identifiable with a specific commercial franchise is discouraged. Buildings are encouraged to be designed to appear as their intended use, e.g., a restaurant building can look like a building for a restaurant; however, with the signage removed, the building should not be recognizable as belonging to a specific commercial business or franchise.

# UDO UPDATES FOR DIV. 1, SUB. 2

## *Attachment 12, Pages 4-5*

### **Sec. 8.050. General Provisions.**

- i. Application of Windows and Doors on Commercial Storefronts. All commercial and retail building façades that face a public or private street shall conform with the following standards:
  - i. Fenestrations with clear glass shall occupy no less than fifty percent (50%) of the pedestrian view zone.
  - ii. All doors, including any overhead doors, located within the pedestrian view zone shall contain no less than seventy-five (75%) clear glass.
- j. Overhead Doors. Street facing overhead doors (garage doors) are discouraged.
  - i. Any street facing overhead door not regulated by subsection i above shall have no less than fifty percent (50%) clear glass and shall be recessed a minimum of eighteen inches (18") into the building wall plane; or,
  - ii. Shall include additional architectural enhancements or building materials to mitigate the visual impact from the right-of-way. Additional site design enhancements including fencing, landscaping, and increased setbacks may also be required.



# UDO UPDATES FOR DIV. 1, SUB. 2

## B. Single-Family Detached and Two-Family Residential Dwelling Design Standards.

1. For both single-family detached and two-family residential lots that are seventy feet (70') or greater in width, the following requirements shall apply:
  - a. The width of garage plane shall not exceed sixty percent (60%) of the total width of the front façade. If the width of the garage plane exceeds sixty percent (60%), then the garage plane and front façade shall include architectural treatments and decorative elements to mitigate visual impact.
  - b. All third-car garages shall be recessed a minimum of one foot (1') behind the plane of the two-car garage.

*Attachment 12, Page 11*

***For Single-Family and Two-Family Applications, Exterior Materials Classification Table and Articulation is not required.***

# DIV. 1, SUB. 2 SEC. 8.060-EXTERIOR MATERIALS CLASSIFICATION

Table of Exterior Materials Classification					<i>Attachment 12, Pages 5-11</i>
	Class 1	Class 2	Class 3	Class 4	Definitions
Masonry					
Brick veneer, fired clay	X				Fired clay brick, full-veneer masonry wall system
Brick veneer (thin), fired clay		X			Thin veneer fired clay brick adhered to a wall surface or wall anchoring system, with the appearance of full brick
Brick paneling, fired clay		X			Prefabricated panels of thin veneer fired clay brick
Brick veneer, synthetic			X		Synthetic bricks adhered to wall surface or wall anchoring system
Brick paneling, synthetic			X		Prefabricated panels of synthetic brick adhered to a wall surface or wall anchoring system
Terracotta rainscreen panels	X				Fired clay panels with a rainscreen wall anchoring system

# DIV. 1, SUB. 2 SEC. 8.080-BUILDING TYPES AND STANDARDS

**Sec. 8.080. Non-Residential Building Types and Standards.**

*Attachment 12, Pages 14-18*

Table of Standards by Non-Residential Building Type					
Building Type	Major Façade Materials	Wall Articulation	Entryways	Roofing	Roof Articulation
Commercial / Retail Buildings	Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 1/2 of the façade area.	Buildings shall be no less than 18 feet in height.	All main building entries must be covered, either through a projection or a recession in the wall plane.	Class 1, 2, or 3 roofing materials.	The roofline shall have an articulation no less than once every 100 linear feet.
	Each secondary façade shall have no less than 3 different Class 1, 2, or 3 building materials.	The Primary façade shall have a wall articulation (as provided herein Sec. 8.050) no less than once every 60 linear feet.			
	Class 4 façade materials shall not be permitted on any primary or secondary façade area.				



## DIV. 1, SUB. 2 SEC. 8.080-BUILDING TYPES AND STANDARDS FOR METAL BUILDING AREA:

Building Type	Major Façade Materials	Wall Articulation	Entryways	Roofing	Roof Articulation
Buildings located within the Specified Metal Building Locations (refer to map)	Metal buildings are permitted. Each primary façade shall have no less than 3 different Class 1, 2, 3, or 4 building materials. <b>The base of all sides of the building shall utilize materials from Class 1, 2, or 3 only or include a protective feature.</b>	n/a	All main building entries must be articulated.	n/a	n/a

- ✓ *Reinstates the Specified Metal Building Locations*
- ✓ *Contains the least amount of requirements*
- ✓ *Provides needed flexibility*

# UDO UPDATES FOR DIV. 1, SUB. 3

## *Attachment 12, Page 19*

- A. Development in office and commercial districts:
  - 1. Are encouraged to locate multi-family residences, businesses, and personal services within the district in a manner that provides for a high degree of walkability between buildings and services.
  - 2. Are encouraged to design the development as a “district” rather than a “strip”, so that the groupings of buildings can be approached from more places around the perimeter, resulting in less congestion and more accessibility, especially for pedestrians and bicyclists.
  - 3. When located along public streets, parking areas and pedestrian walks shall connect internally to parking areas and pedestrian walks of existing adjoining businesses. Provisions shall be made for future connections to adjoining property not yet developed or redeveloped. Wherever possible, pedestrian walks shall be provided to connect building entrances to public sidewalks.
  - 4. Building entrances and entrances to business services are encouraged to face onto an existing street or a landscaped open space.
  - 5. Solar energy devices, if provided, shall be integral to overall site and building design.
- B. Public gathering places in office and commercial districts.
  - 1. A minimum of five percent (5%) of the development site shall be designated as open space usable for public gatherings. Open space remaining after the maximum impervious coverage is reached may be used to meet this requirement, provided other requirements of this Article are met.
  - 2. The open space shall be directly accessible on foot from the entrance to offices and services.

# UDO UPDATES FOR DIV. 1, SUB. 3

*Attachment 12, Page 20*

- B. Building Mounted Equipment (Roof-Top and Exterior Building-Mounted Mechanical Equipment).
1. All exterior building-mounted and roof-top building equipment, including but not limited to HVAC and mechanical equipment, vents, piping, roof access ladder, and utility meters, shall be located out of view or otherwise screened from view by all adjacent public or private streets and any residentially zoned or developed properties. Appropriate screening methods may include the use of architectural features and/or landscape planting that provide immediate and opaque visual buffering.
  2. For roof-top equipment not adequately screened by the building parapet, a supplementary screen around all sides of the equipment shall be provided, composed of materials including prefinished architectural metal panels, stucco panels, masonry walls, or similar building materials that are consistent with the overall architectural design and finish materials of the proposed building. The height of any supplementary screens shall be no lower than the height of the equipment it is intended to screen. Site/building cross-section diagrams may be required to prove compliance with this screening requirement. The above provisions shall not apply to roof-mounted solar energy panels.



# UDO UPDATES FOR DIV. 1, SUB. 3

*Attachment 12, Page 20*

- C. Trash and Recycling Container and Ground-Mounted Equipment.
  - 1. Trash and Recycling Enclosure Design. All outdoor trash and recycling receptacles, dumpsters, and grease collection containers shall be opaquely screened on all sides by the use of a permanent enclosure, with gates and/or doors for access. The enclosure shall be constructed of permanent materials such as textured block, split faced concrete block, brick, or stone. The colors, materials, and design shall match or otherwise be compatible with the dominant architectural materials and design of buildings on site.
  - 2. Ground-Mounted Equipment. All ground-mounted building equipment, including but not limited to HVAC and mechanical equipment, power transformers, back-up power generators, shall be fully screened from view from adjacent public streets and residential properties with landscaping, masonry screen walls, decorative fencing, or a combination thereof.
  - 3. Placement and Location. Trash and recycling enclosures and ground-mounted equipment shall be located behind major buildings and out of public view.

# RESEARCH WITH OTHER CITIES

City	Design Standards?	Based on Building Type?	Four-sided Architecture Required?	Colors Regulated?	Prohibited Materials?	Single & Two-Family Regulated?
Lee's Summit (proposed)	✓	✓	✓	x	x	✓
Blue Springs, MO	✓	✓	✓	x	✓	x
Overland Park, KS	✓	✓	✓	✓	✓	✓
Olathe, KS	✓	✓	✓	x	x	✓
Lenexa, KS	✓	x	x	x	x	✓
Shawnee, KS	✓	x	x	x	x	✓
Franklin, TN	✓	✓	✓	✓	✓	✓
Caramel, IN	✓	✓	✓	x	x	✓

# THANK YOU

Aimee Nassif, AICP  
Deputy Director of  
Development

Adair Bright, AICP  
Senior Planner

Abbey Eckberg, AICP  
Confluence

Christopher Shires, AICP  
Confluence

