

ARTICLE 8.

SITE STANDARDS

DIVISION I. DESIGN STANDARDS

SUBDIVISION 4. OTHER REQUIRED DESIGN STANDARDS

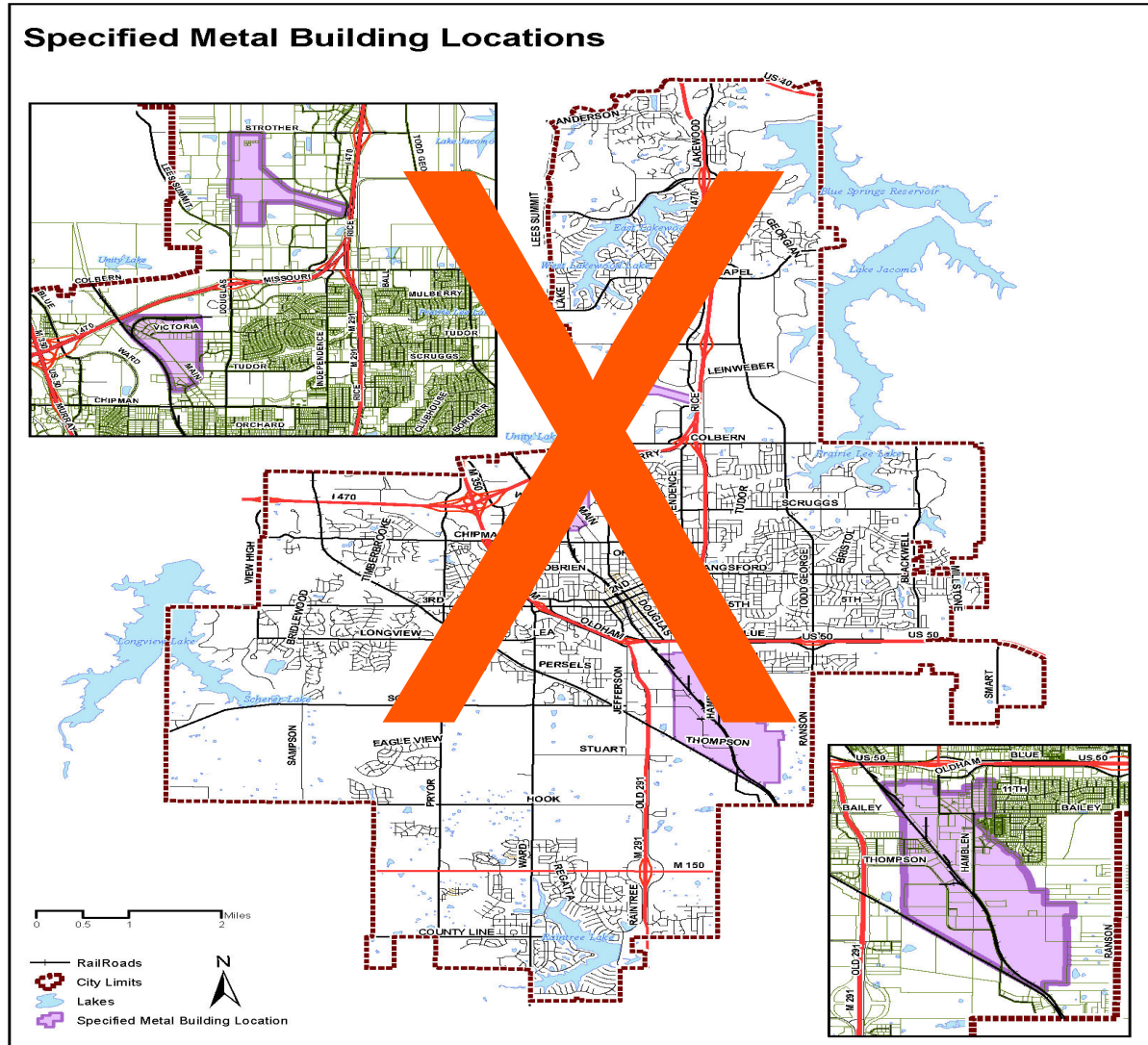
Sec. 8.170. Building materials for office, commercial/retail and industrial ~~buildings districts.~~

- A. The following building materials shall be used for all office and commercial/retail buildings located within the city:
1. Masonry. Brick, stone, concrete masonry units (CMU's) with split-face, fluted, scored or other rough texture finish. (Specifically excluding smooth finish CMU or concrete brick i.e. "Cherokee block", with the color and texture of clay brick.)
 2. Concrete. Precast, exposed aggregate, cast in place, or tilt up panels provided a rough texture is present or to be added.
 3. Stucco. Including E.I.F.S., Dryvit, but excluding pre-manufactured panels.
 4. Structural clay tile. Excluding glazed surface finish.
 5. Glass. Glass curtain walls, glass block, excluding mirror glass which reflects more than 40 percent of incident visible light.
 6. Metal. ~~Used only in an incidental role i.e., trim, architectural features, standing seam metal roofing or other architectural metal siding or roofing, as approved by the Planning Commission and/or City Council.~~ Metal may not exceed 40% of any façade. A modification for the use of metal up to 75% of any façade may be approved by the Planning Commission. A modification for the use of metal to exceed 75% of any façade may be approved by the Governing Body.
 7. Roofing materials. As approved per development plan.
- B. Industrial buildings fronting on arterial streets may utilize the following approved materials:
1. Fronts of all industrial buildings located on streets classified as arterials or higher i.e., four lanes or greater, shall ~~utilize 100 percent~~ only use the approved materials ~~specified in~~ as identified and allowed in Subsection A. above.
 2. Sides and rear of all industrial buildings facing or fronting on a street as in Subsection 1. above shall incorporate a minimum of 50 percent of the approved materials listed in Subsection A. above on the remaining sides. The other 50 percent of the sides or rear may use 26 gauge or thicker siding panels or siding panel systems. ~~pre-engineered and pre-finished rough textured metal siding panels and/or pre-~~

Lee's Summit, Missouri, Unified Development Ordinance
ARTICLE 8. SITE STANDARDS

- ~~engineered and pre-finished rough textured metal siding panel systems, meeting adopted building codes.~~
- C. Industrial buildings fronting on other than arterial streets may utilize the following materials:
1. Fronts of all buildings facing a street shall incorporate a minimum of 50 percent of the approved materials listed in Subsection A. above.
 2. Sides and rear of all industrial buildings facing or fronting on other than arterial streets as in Subsection 1. above may utilize the same metal panels as stated in Subsection B. above.
- D. ~~Industrial buildings located in areas designated as "specified metal building locations" may utilize the following materials:~~
- ~~1. Fronts of all buildings facing a street shall incorporate a minimum of 50 percent of either the approved materials listed in Subsection A. above or rough textured metal siding panels/systems meeting adopted building codes.~~
 - ~~2. The remaining sides of all buildings may utilize 100 percent metal panel siding or metal panel systems, meeting adopted building codes.~~
- E. Conditional materials. (Only as approved by the ~~Planning Commission and/or governing body~~Approving Authority.)
1. Wood. Only when used to provide compatibility to surrounding buildings or residential districts.
 2. Vinyl. Only when used to provide compatibility as in Subsection 1. above.
 3. ~~New~~Any other materials not listed ~~as approved, prohibited or conditional.~~
- F. Temporary materials. Materials for temporary use may only be allowed for a specific period of time as determined by the ~~City Council~~Approving Authority on a case by case basis. Approval of temporary materials shall be established at the time of approval of the preliminary plan and shall be noted on the preliminary and final development plans.
- G. ~~Prohibited materials. Exterior building materials not listed either as approved, conditional or temporary materials as defined herein shall be prohibited.~~
- ~~New materials may be considered as "conditional materials and may be approved as in Subsection E. above.~~

Lee's Summit, Missouri, Unified Development Ordinance
ARTICLE 8. SITE STANDARDS



Created: 2024-03-26 13:53:15 [EST]

(Supp. No. 10)