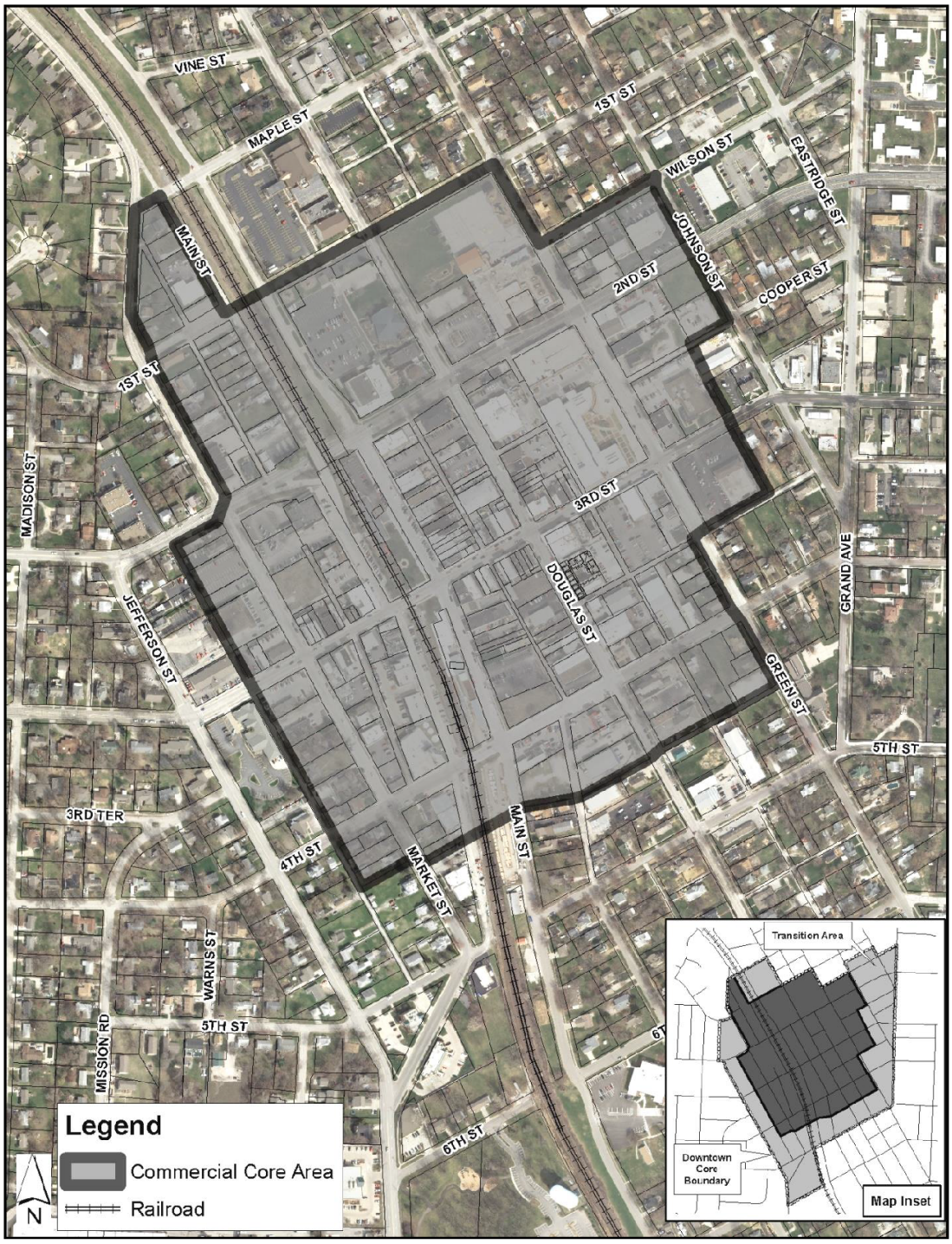
Sec. 8.440. - Design standards—Commercial Core.

A. Applicability. The Commercial Core Design Standards shall apply to all new construction or reconstruction but not to include maintenance items as defined in Section 8.380 and Section 8.420.B.1.b.2), within the boundaries shown on the map below, including, but not limited to, new buildings, building additions, exterior alterations, and changes or additions to parking areas or driveways. The standards do not apply to interior remodeling, underground utility work, or maintenance and repair of public infrastructure.

B. Overview. All structures shall exhibit the basic features of traditional structures within the downtown area of Lee's Summit. These buildings shall align along the sidewalk edge or in relative relationship thereto consistent with traditional downtown building alignments, define the pedestrian zone and provide a sense of scale and visual interest. Strengthening this pattern of development will enhance the economic sustainability of the Downtown Core Area. The standards that follow establish a consistent identity while accommodating individual design solutions.




**Commercial Core Area**

C. Other resources. For additional information and to use as a resource, see Lee's Summit Design Guidelines Manual for the Downtown Core Area, Lee's Summit, Missouri, prepared by the City of Lee's Summit, Missouri, and Thomason and Associates, Preservation Planners, and approved by the Historic Preservation Commission on June 26, 2006. If owners of properties listed in the National Register choose to participate in federal or state preservation programs, rehabilitation must follow federal guidelines. These guidelines are known as The Secretary of the Interior's Standards for the Treatment of Historic Properties by the U.S. National Park Service. The intent of

these Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. For information regarding federal or state historic preservation tax credits, contact the Missouri State Historic Preservation Office.

D. Historic architectural styles and building types. The downtown commercial buildings of Lee's Summit were largely built between 1877 and 1930. The fires of 1885 and the mid 1890's devastated the wooden structures that were predominant in the downtown commercial area. The majority of these buildings were replaced and were constructed of dark brick of one and two stories with either no discernible style or a formal architectural style, in particular, the influences of the Italianate and Late Victorian commercial styling of the late nineteenth century and the Modern Movement in the pre- and post-World War II period. Colonial Revival architectural style was used for the two government buildings in the downtown core area. These vernacular forms are known as "Tapestry Brick" or "Brick Front" and were widely built throughout the country at the turn-of-the-century. Most buildings from this period in downtown Lee's Summit are two stories in height, share similarities in their design, and have separate façade zones; the lower for commercial storefront businesses and upper facades for office use, or in some cases, residential use.

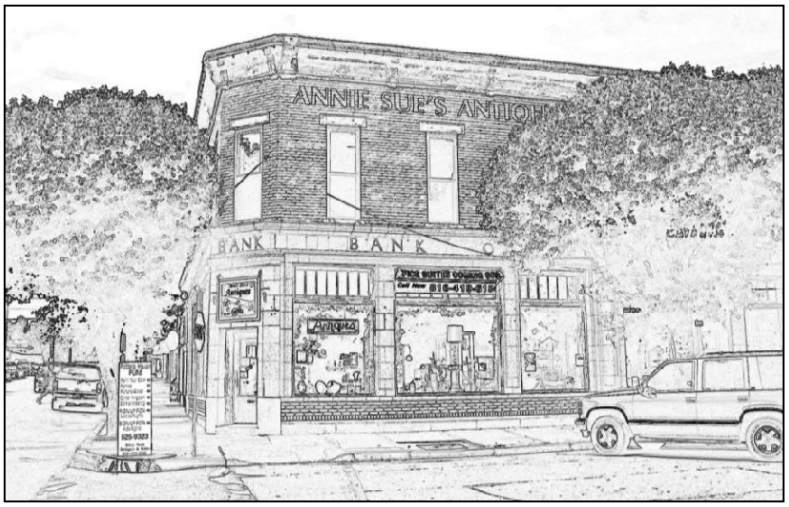
Storefronts were designed to be as transparent as possible for merchandise display. Storefronts were built with large display windows resting on short lower panels known as bulkheads, and often the front entrance had a single-light (glass in wood frame) door. Upper facades of one-story buildings generally feature decorative brickwork and cornices. In addition to the decorative brickwork and cornices, two-story buildings feature symmetrically placed windows. Buildings from the 1880s and 1890s generally have segmental brick arches over the windows.

During the early 20 $^{th}$ century, traditional storefront designs continued to be utilized for most downtown buildings. The influence of the Colonial Revival style led to more rectangular window forms and restrained detailing in contrast to the earlier Victorian styles. The use of stone, terra cotta, and cast concrete for decorative features was widespread from ca. 1900 to the 1920s. Little new construction occurred in the downtown area after the 1930s and the commercial district of Lee's Summit continues to be defined by its turn-of-the-century appearance.

**By the mid-twentieth century, downtown Lee's Summit continued to be characterized by its turn-of-the-century commercial buildings.**

**(Photo courtesy of the City of Lee's Summit.)**

**One-story Tapestry Brick commercial building at 110 SW 3rd Street. This building features an intact storefront and corbelled brick cornice.**




**Two-story Tapestry Brick commercial building at 228 SW Main Street. This building's storefront was remodeled in the early 20th century with terra cotta and large display windows. At the roofline is a sheet metal cornice.**

E. Site design.

1. Parking.

a. To the greatest extent feasible, on-site parking shall be located behind buildings at ground level or completely above or below the first floor of a building.

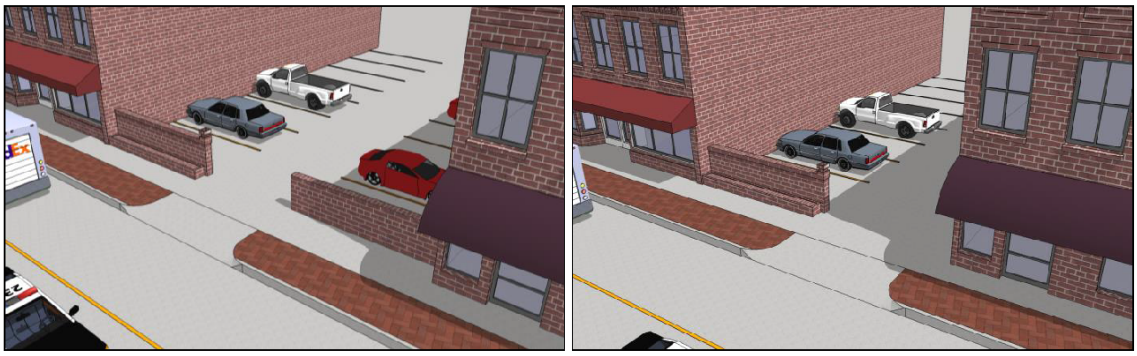
b. Parking shall be accessed from the rear of the property on parcels with alleys.

c.

For parcels without alley access, driveways serving on-site parking shall be avoided on arterial streets. When necessary, such driveways shall be minimized in width and provide for good visibility of pedestrians and traffic.

d. A new parking lot shall not be located so that it interrupts storefront continuity along the sidewalk.

e. If a new parking area is approved adjacent to an existing building, a brick screen wall, or a similar material compatible with the adjacent buildings, shall be used to avoid the appearance of missing teeth along the street. The screen wall shall be in line with the front walls of adjacent buildings. An upper story over the parking lot or an upper façade to give the appearance of a continuous building may be considered.



**Parking areas added between buildings should be screened with a structure compatible with adjacent buildings and in the same line as historic buildings.**

**Corner parking lots shall have the edges defined through a masonry wall or other structure. Landscaping may be used in conjunction with the solid screen wall.**

2. Mechanical equipment and service areas.

a. Ground-mounted mechanical equipment and loading/service areas, including trash enclosures, shall be located out of public view whenever feasible and shall not front onto an arterial street. Ground-mounted mechanical equipment shall be located behind the

building and screened from public view with fencing or landscaping or both.

b. Electrical and communication transformers/cabinets shall be installed below grade in the right-of-way, including alleys, or located on-site and screened from public view.

c. Electrical and gas meters, conduits, and other mechanical equipment should be located on rear facades.

d. Backflow prevention/anti-siphon valves shall be integrated into the building design and concealed from public view. Such devices shall not be located within the public right-of-way.

e. New buildings and building additions shall have rooftop mechanical equipment fully screened from view by using parapet walls of the same height as the mechanical units. New or replacement roof-top mechanical equipment on existing buildings may be screened with individual screening panels the same height as the proposed mechanical unit(s), be painted to match the building, or screening may not be required, depending on existing conditions.

**HVAC units and condensers at rear facades shall be screened through fencing or landscaping. Units should have 36 inches of clearance to allow for maintenance and servicing.**

f. New trash enclosures shall be provided and shall be located behind the building when feasible. All exterior trash storage containers shall be stored within an enclosure so that they are not visible from off the property.

(1) Each trash enclosure shall be constructed of:

(a) Masonry walls or steel architecturally designed walls with: 1) a steel gate painted to be compatible with the color of the masonry walls and the building it is to serve, or 2) a steel/aluminum framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier; or

(b) Structural steel tube frame construction clad in composite material with: 1) either a solid steel opaque gate painted to be compatible with the color of the steel walls and building it is to serve, or 2) a steel framed gate clad in composite material, or

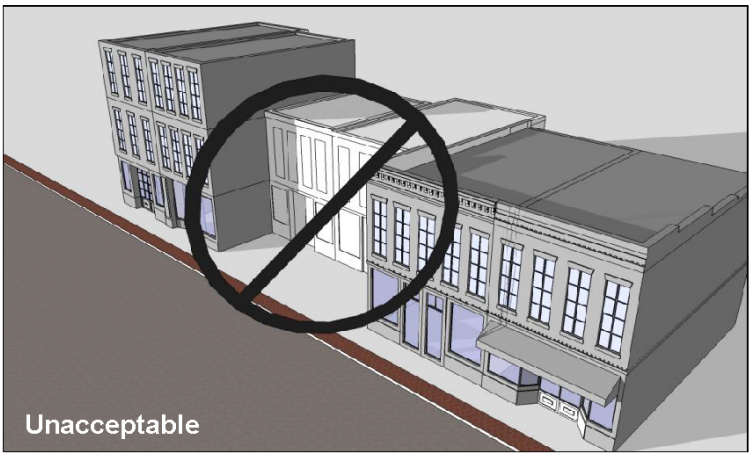
3) a steel/aluminum framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.

(c) Steel used in the construction of trash enclosures shall be 16-gauge minimum thickness. Aluminum used in the construction of trash enclosures shall be 0.080-inch minimum thickness.

(2) Each trash enclosure shall be protected through the installation of four-inch bollards along the interior rear wall of the trash enclosure or through other methods that provide an appropriate level of protection as approved by the Director.

F. Mass and scale.

1. In order to establish a pattern for more efficient land use, greater building height may be allowed; however, consideration shall be given to the traditional height of buildings in the Commercial Core.
   a. New buildings should be multi-storied to reflect the overall downtown look and vision.
   b. Although the maximum height of buildings in the Central Business Zoning District (CBD) is four stories, or 50 feet, consideration shall be given to the character and heights of buildings in the block or neighborhood. Buildings over two stories in height may be required to have the upper stories set back to reduce the mass and scale of the structure.
2. New buildings shall be aligned with adjacent buildings along the street and conform to established setbacks.




**New commercial buildings shall be consistent with adjacent setbacks.**

3. New buildings and additions shall be delineated both vertically and horizontally to reflect traditional patterns and convey a human scale.
   a. The facades of new buildings shall be visually divided into "modules" that appear similar in scale to buildings seen traditionally.
   b. The facades of new buildings shall have vertical divisions similar in width to the pattern of existing buildings within the block.

c. The facades shall depict a clear visual division between street level and upper floors.

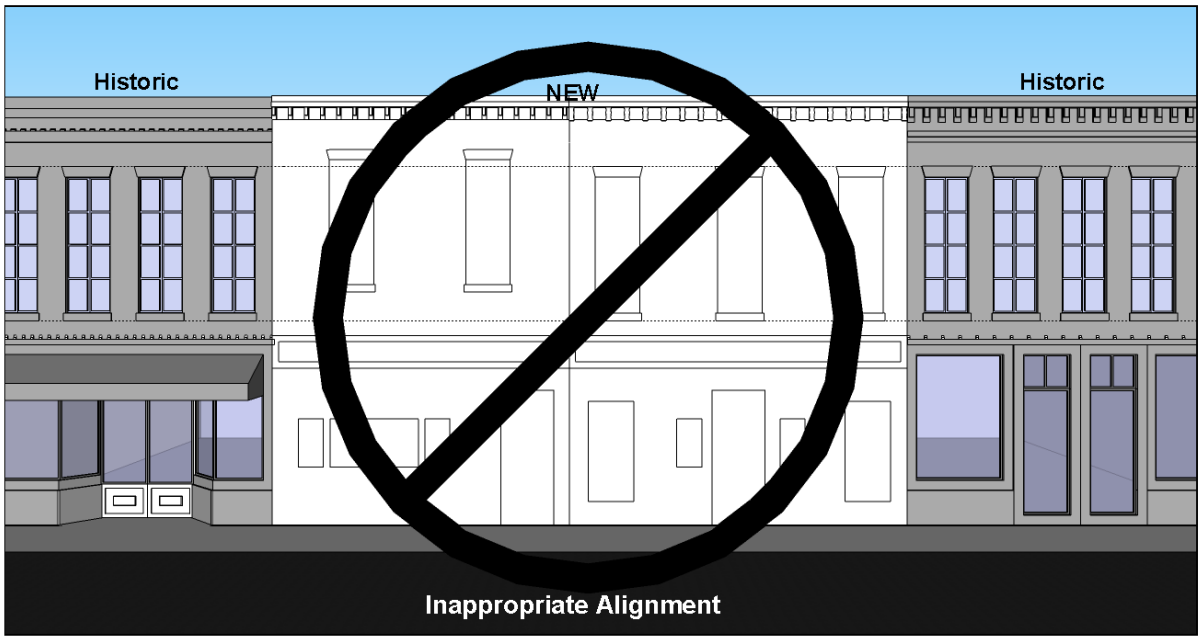
4. Floor-to-floor heights shall be consistent with adjacent buildings.

a. First floor windows shall be a minimum of six feet in height.

b. Upper floor windows shall be divided into individual units and not consist of a "ribbon" of glass.

c. Primary upper floor windows shall have a taller vertical dimension than horizontal dimension.


**New construction shall be consistent with storefront and window size and spacing.**

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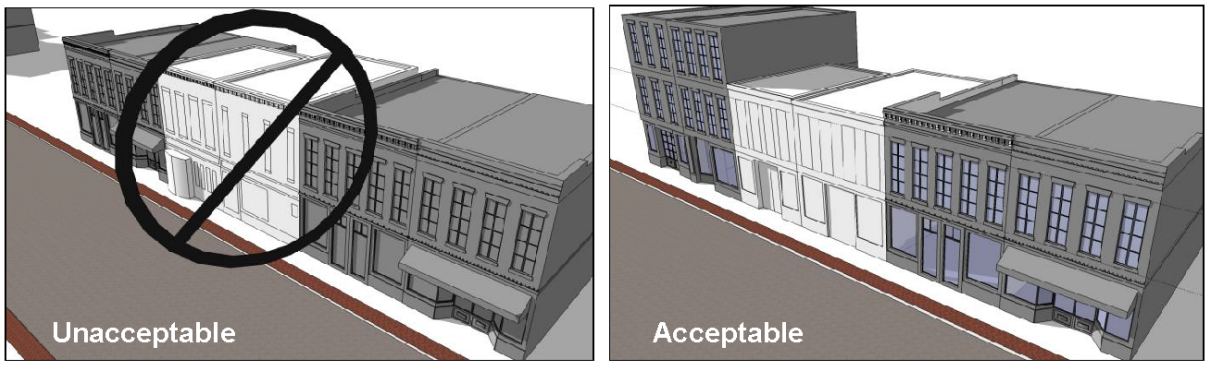
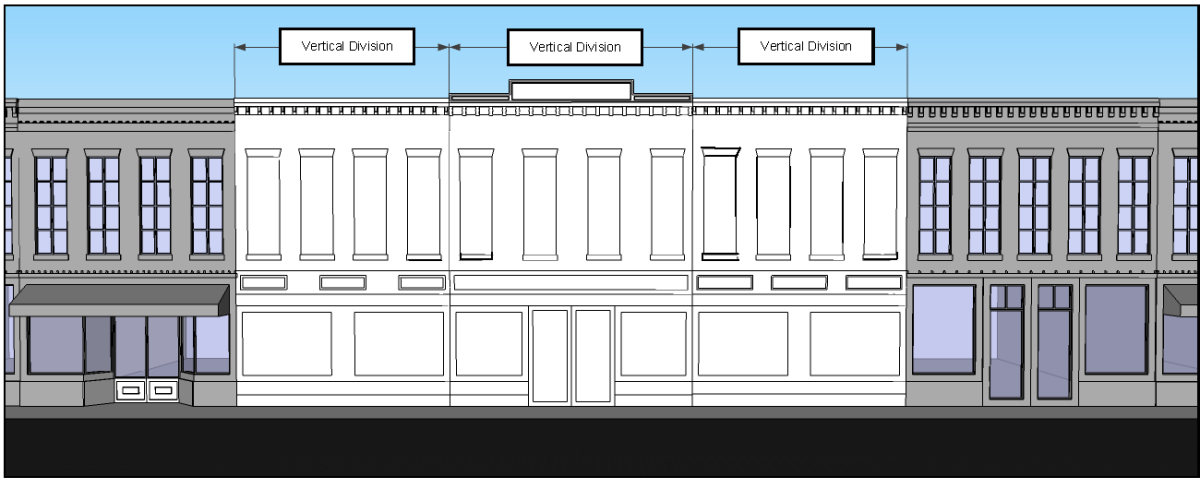


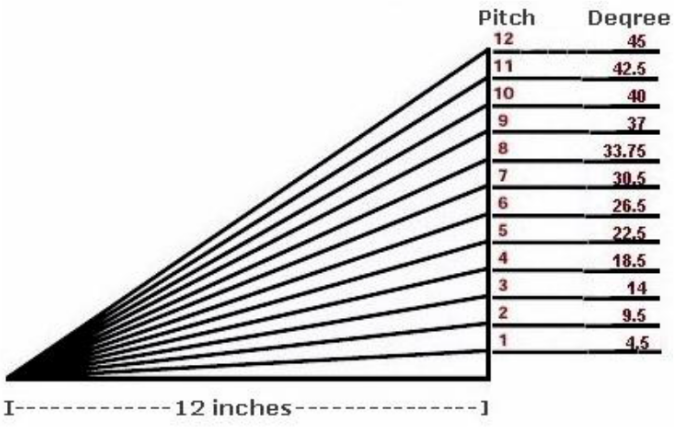

**New Construction shall maintain traditional storefront and upper facade alignments.**




**Large buildings of new construction shall have vertical divisions consistent with building widths along the block.**

G. Building form and roofline.

1. Simple rectangular building forms are preferred.
    a. New buildings and additions should be designed with simple rectangular volumes.
    b. Cylindrical, pyramidal and other elaborate building forms are prohibited.
2. Flat roof forms are preferred.
    a. Parapet walls shall be used for screening flat roofs and be detailed with elements such as cornices to define the building roofline.
    b. Sloping roof forms may be considered in an incidental role, and on building additions on the rear of buildings. A sloping roof is defined as 3/12 pitch or less.
    c. Pitched roofs are prohibited. A pitched roof is defined as greater than 3/12 pitch.




**This drawing demonstrates how many degrees rise for each pitch of a typical roof.**
**Look at the column labeled pitch, then look under degrees to get the corresponding amount of degrees.**
**Example: 3/12 pitch = 14 degrees.**

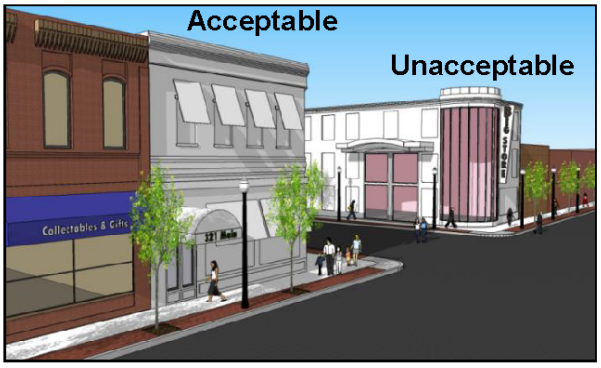
H. Building entrances.

1. Primary entrances.

a. Primary entrances to ground floor spaces and upper stories shall be oriented to the sidewalk and primary pedestrian ways.

b. Corner buildings may be designed with angled entrances at the corner.

**Example of angled entrance on corner building.**




**Examples of buildings that do and do not contribute to human scale.**

c. The primary entrance shall be clearly identified.

d. The primary entrance shall convey a sense of human scale.

e. The entry may be defined by using an awning, a change in roofline or other architectural feature consistent with traditional Downtown Lee's Summit design.

f. A sign mounted at the entry may be used to identify the primary entrance.

g. Special paving treatments shall not be used to enhance the entry within the public right-of-way.

2. Recessed entries.

a. Should be retained and are encouraged in new storefront construction.

b. Increase window display area and provide a sheltered transition to the interior of the store.

c. Should be centered on the tenant space and be highly transparent.

3. First floor entry doors shall contain a minimum of 50 percent glass. Solid or residential type entrance doors with less than 50 percent glass are prohibited.

I. Awnings and canopies.

1. The use of awnings on commercial buildings in downtown Lee's Summit is appropriate.
2. Awnings may be retractable or fixed in place.
3. Awnings should fit the opening to which they are applied. Shed/rectangular awnings are appropriate for rectangular openings while arched awnings are appropriate for arched openings.
4. Awnings with bubble, concave, convex or mansard forms are prohibited.
5. Storefronts and upper facade windows are both appropriate locations for awnings.
6. Awning materials shall be high quality architectural metal, as determined by the Director, canvas, acrylic, or vinyl coated. (See prohibited materials.)
7. Internally illuminated or translucent awnings and canopies are prohibited.

J. Building materials (exterior) and color.

1. All new construction and reconstruction.
   a. Street facing facades including alley facing facades (for corner buildings that have both) shall consist of:
      (1) First and second floor elevation: Brick,
      (2) Additional floors above the second floor: Durable masonry materials such as stone, brick, traditional stucco (a cement and sand based material), or pre- cast or poured-in-place concrete.
   b. Facades not meeting the criteria above shall consist of one or more of the following:
      (1) Those materials listed in subsection 1.a. above.
      (2) Rough faced masonry block.
      (3) Fiber cement siding (such as "HardiePlank").
      (4) New, high quality materials that are recognized by an approved third party testing agency which meet or exceed the quality of the materials listed.
      (5) Innovative or "green" materials, provided they appear similar in quality, texture, finish and dimension to permitted materials and which are recognized by an approved third party testing agency which meet or exceed the quality of the materials listed.
      (6)

Architectural metal or historic metal, as determined by the Director, to match existing building.

2. Prohibited materials shall include:
    a. Faux brick products (not made of fired clay).
    b. Painted brick, except existing painted brick
    c. Wood, except for deck floors and sub structures.
    d. Corrugated metal and sheet metal, except when it is determined by the Director to be high quality architectural metal.
    e. Vinyl, except vinyl coated awnings.
    f. Existing buildings with metal siding on the rear and sides may be maintained and repaired with similar materials.
    g. Exterior finish systems , made of a lightweight synthetic wall cladding that includes foam plastic insulation and thin synthetic coatings; except as a trim, accent, cornice or profile material.
    h. Mirror glass which reflects more than 40 percent of incident visible light.
3. Simple material finishes are encouraged.
4. Matte finishes are preferred.
5. Building colors.
    a. Brick buildings shall utilize traditional brick colors.
    b. Accent colors shall be selected to compliment and contrast the primary building color.
    c. Colors should be compatible to complement and support the overall character of Downtown Lee's Summit.

K. Signs shall comply with Article 9, Signs, of this chapter.

L. Lighting.
1. The lighting standards set forth in this division, subdivision 5, Lighting Standards, shall apply, in addition to the standards below.
2. Lighting fixtures shall be tied in historically with the building.
3. Period lighting is encouraged to fit the historic framework of the Downtown Core Area.
4. Exterior building lighting should be used to accentuate the building design and other overall ambiance of the Downtown Core Area.
5. Architectural details and features may be highlighted with lighting integrated into the building design.

M. Outdoor spaces.
1. Outdoor spaces are encouraged and may consist of:
    a. Art gardens.

b. Interior courtyards.

c. Public spaces.

d. Plazas.

e. Outdoor spaces may not be used or converted for vehicle parking or product display.

2. Upper story decks, balconies, staircases and railings:

a. Modern additions to buildings and shall be simple rather than ornate in design.

b. Shall be appropriately scaled and incorporated into the overall design of the building.

c. Shall be inset if proposed on the street side of a building, and shall not extend beyond the property line.

d. May project beyond the plane of the building only when located on the side and rear of a building, but may not extend over property lines or public right-of-way.

e. Shall be metal , and shall be painted to match or blend with the colors of the buildings.

f. Decks may utilize wood , except for the railings, provided they are painted, stained or sealed to blend with the colors of the building.


**Upper story balconies on the front of buildings must be recessed, not projecting.**

(Ord. No. 9413, § 1, 5-17-2022)