ed of metal, canvas, and/or glass and shall be integrated into the overall design of the facade. No plastic awnings shall be allowed.

16-2-10.3 Materials and Colors

To create a harmonious and coherent image for each development, building designs shall pay close attention to choice of materials and colors. Building construction shall be of high quality and durable materials. Equally valued materials and colors shall wrap all exposed elevations of the building as a solid mass.

A) Permitted exterior building materials include, but are not limited to, the following:

1) Natural Stone

2) Manufactured Stone. Any manufactured stone products used in the City of Leawood shall meet the following requirements:

a. Masonry Veneer Manufacturers Association (MVMA's) Installation Guide and Detailing Options for Compliance with the most current ASTM Standard for Adhered Manufactured Stone Veneer and the National Concrete Masonry Association's (NCMA's) TEK 20-1 (2014), Key Installation Checkpoints for Manufactured Stone Veneer. Shall also comply with the most current ASTM Standard Specification for Adhered Manufactured Stone Masonry Veneer Units, most current Standard Practice for Installation Methods for Adhered Manufactured Stone Masonry Veneer. All units must have an (ICC-ESR) International Code Council Evaluation Service Report.

b. Masonry joints are to be full bed with a smooth tooled joint in accordance with the latest NCMA standards

c. All installation shall be monitored by a third party inspector licensed in the State of Kansas who is knowledgeable of the specification pertaining to the installation of manufactured stone. After each phase of work is completed as outlined, the third party inspector of record shall submit a report to the City of Leawood Codes Administration Division, which includes the following information:

i. A brief summary of the work performed during the reporting time frame.

ii. Changes and/or discrepancies with the City of Leawood approved drawings or specifications that were observed during the reporting period.

iii. Discrepancies that were resolved or corrected.

iv. A list of nonconforming items requiring resolution.

When the work requiring special inspections is completed and all non-conforming items have been resolved, the third party inspector of record shall submit a Final Special Inspections Report to the City of Leawood Codes Administration Division, the design professional in responsible charge, and the general contractor. A Cer-

tificate of Occupancy will not be issued until the final report has been reviewed and approved by the City of Leawood.

3) Clay-fired Brick

4) Architectural Cast Stone (meeting all Architectural Cast Stone Institutes standards and used for detailing only)

5) EIFS for detailing only

6) Finished Concrete

7) Copper

8) Zinc

9) Stainless Steel

10) Composite panels including, painted aluminum, zinc, natural stone, and phenolic wood veneer

11) Corrugated metal for detailing only

12) Plaster/Cementitious Stucco

13) Clear Glass

14) Spandrel glass for detailing and screening only

15) Metal for Detailing and Awnings

16) Wood

17) Vinyl soffits. Vinyl products must have an approved evaluation report in conformance with the currently approved City Building Code.

18) Vinyl windows meeting or exceeding the following AAMA/NWWDA 101/1.S.2-97 Design Specifications: All vinyl windows, except basement windows shall have a minimum Structural Test Pressure of 45.0 pounds per square foot. All basement windows shall have a minimum Structural Test Pressure of 37.5 pounds per square foot.

B) Prohibited exterior building materials (for both commercial and residential, unless otherwise noted), include but are not limited to, the following:

1) Vinyl siding and details (including downspouts)

2) Plastic Columns or other Ornamentation. *allowed for single family residential uses.

3) Aluminum sheet siding

4) Exposed CMU (concrete masonry units)* allowed for single family residential landscape purposes

5) Corrugated Metal* allowed for detailing only.

6) Reflective or Mirror Glass. * allowed for single family residential

7) Steel sheet siding

C) Roof Materials For All Buildings, Except Single-Family Residential Structures:

1) Intent: The intent of the City of Leawood is to create and maintain the distinctive, traditional character that the single-family residences within Leawood are known for, while also ensuring that the roofing products used meet a high performance standard regarding safety and durability and to:

a. Provide the citizens of Leawood with a choice of roofing materials while ensuring that only quality products are used.

b. Ensure that all roofing materials permitted within the City of Leawood meet minimum performance standards regarding fire, wind resistance and impact resistance to protect the health, safety and welfare of the citizens of Leawood.

c. Ensure that roofing materials within the City of Leawood are aesthetically compatible with the existing roofs within the City and have the look of natural materials such as weathered cedar shakes, slate or tile, even if all other standards are met.

2) Required Permits: All roofing materials shall be permitted, installed, and inspected in accordance with the City of Leawood Development Ordinance and the current adopted building code.

3) Submission Requirements: A list of approved roofing materials and associated permitted colors shall be available from the Planning and Development Department. The applicant shall file a completed application with the Planning and Development Department for administrative review, for any roofing material or color that is not included on the City's approved list. All new roofing materials shall meet the standards stated within this ordinance and shall only be installed by a licensed roofing contractor. In addition, an application shall not be deemed complete without the following:

a. An approved evaluation report in conformance with the currently approved City Building Code.

b. A Master Spec specification.

c. A sample of the roofing material in each requested color. The size of the sample shall be a minimum of 2 square feet and have a minimum of two courses.

d. Installation specifications provided by the manufacturer of the product.

e. List of addresses where the product (and the color applied for) has been installed within the Kansas City Metropolitan Area for a minimum of 1 year.

f. A list of the manufacturers of the requested product.

g. The current administrative fee for roofing applications as stated in the City of Leawood Fee Schedule.

4) Final Determination: The Director of Community Development or designee shall determine whether a new roofing product meets both the City's aesthetic, safety and performance standards set forth in this ordinance.

5) Appeals: A decision made by the Director of Community Development may be appealed to the City of Leawood Board of Zoning Appeals.

6) Aesthetic Standard: The aesthetic standard required under this ordinance shall be that all roofing materials and colors be aesthetically compatible with existing roofs in the City and shall have the look of natural materials such as weathered cedar shakes, slate or tile.

7) Roofing Safety and Performance Standards: All roofing materials shall have approval from the City of Leawood and must meet the following standards for each type of material:

a. Slate

b. Clay Tile

c. Concrete Tile

d. Synthetic Slate:

i. Must be within a similar color range of slate, clay tile or concrete tile; and

ii. Must have a thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

iii. Required to be installed with sheet metal valleys and flashings; and

iv. Required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1x4's; and

v. Must have a minimum U.L. Class B fire rating

e. Synthetic Shingles:

i. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and

ii. Must have an architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and

iii. Must have a thickness of 1/2 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

iv. Must be installed with sheet metal valleys and flashings; and

v. Must be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1x4's; and

vi. Must have a minimum U.L. Class B fire rating.

f. Stone Coated Steel Roofing:

i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and

ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and

iii. Must be installed with sheet metal valleys and flashings; and

iv. Must be placed on solid decking. All existing roofing materials shall be removed down to the stringers and/or 1X4's; and

v. Must have a minimum U.L. Class B fire rating.

g. Metal Roofing:

i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and

ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and

iii. Be installed with sheet metal valleys and flashings; and

iv. Be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and

v. Must have a minimum U.L. Class B fire rating.

h. Laminated Composition Shingles in a RP-4 (Planned Apartment Residential District) provided that they are (1) approved in a Development's Final Plan on or before September 1, 2010 and (2) meet the following requirements:

i. Architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and

ii. Must have a minimum thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

iii. Required to be installed with sheet metal valleys and flashings; and

iv. Required to be installed with preformed ridge shingles; and

v. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and

vi. Must use a minimum of five (5) color blend granules; and

vii. Must be a minimum of 300 lbs. per square; and

viii. Is required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and

ix. Is required to be U.L. Class A fire rated material.

8) Flat Roofs: Flat roofs or roofs with a pitch of less than 3 inches per foot, in addition to the materials permitted herein, for other roofs, may also be covered with metal, built-up asphalt, or single ply elastomeric membrane.

D) Roof Materials for Single-Family Residential Structures:

1) Intent: The intent of the City of Leawood is to create and maintain the distinctive, traditional character that the single-family residences within Leawood are known for, while also ensuring that the roofing products used meet a high performance standard regarding safety and durability and to:

a. Provide the citizens of Leawood with a choice of roofing materials while ensuring that only quality products are used.

b. Ensure that all roofing materials permitted within the City of Leawood meet minimum performance standards regarding fire, wind resistance and impact resistance to protect the health, safety and welfare of the citizens of Leawood.

c. Ensure that roofing materials within the City of Leawood are aesthetically compatible with the existing roofs within the City and have the look of natural materials such as weathered cedar shakes, slate or tile, even if all other standards are met.

2) Required Permits: All roofing materials shall be permitted, installed, and inspected in accordance with the City of Leawood Development Ordinance and the current adopted building code.

3) Submission Requirements: A list of approved roofing materials and associated permitted colors shall be available from the Planning and Development Department. The applicant shall file a completed application with the Planning and Development Department for administrative review, for any roofing material or color that is not included on the City's approved list. All new roofing materials shall meet the standards stated within this ordinance and shall only be installed by a licensed roofing contractor. In addition, an application shall not be deemed complete without the following:

a. An approved evaluation report in conformance with the currently approved City Building Code.

b. A Master Spec specification.

c. A sample of the roofing material in each requested color. The size of the sample shall be a minimum of 2 sq ft and have a minimum of two courses.

d. Installation specifications provided by the manufacturer of the product.

e. List of addresses where the product (and the color applied for) has been installed within the Kansas City Metropolitan Area for a minimum of 1 year.

f. A list of the manufacturers of the requested product.

g. The current administrative fee for roofing applications as stated in the City of Leawood Fee Schedule.

4) Final Determination: The Director of Community Development or designee shall determine whether a new roofing product meets both the City's aesthetic, safety and performance standards set forth in this ordinance.

5) Appeals: A decision made by the Director of Community Development may be appealed to the City of Leawood Board of Zoning Appeals.

6) Aesthetic Standard: The aesthetic standard required under this ordinance shall be that all roofing materials and colors be aesthetically compatible with existing roofs in the City and shall have the look of natural materials such as weathered cedar shakes, slate or tile. Each roof installed on a single-family residence shall be comprised of a single material selected from the City's approved roofing materials and associated permitted colors list as referenced in Paragraph 3 of this Subsection. The Director of Community Development shall have the ability to administratively grant an exception to allow for the use of more than one roofing material on a single-family residence when the request is made for a second roofing material to be used with such architectural details, including but not limited to, bay windows, bow windows, dormers, shed dormers, shed roofs and flat roofs.

7) Roofing Safety and Performance Standards: All roofing materials shall have approval from the City of Leawood and must meet the following standards for each type of material:

a. Wood Shingles:

i. Number 1 or 2 grade

b. Wood Shakes:

i. Number 1 or 2 grade

ii. Minimum ½ inch thickness measured at butt

c. Slate

d. Clay Tile

e. Concrete Tile

f. Synthetic Slate:

i. Must be within a similar color range of slate, clay tile or concrete tile; and

ii. Must have a thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

iii. Required to be installed with sheet metal valleys and flashings; and

iv. Required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and

v. Must have a minimum U.L. Class B fire rating

g. Synthetic Shingles:

i. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and

ii. Must have an architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and

iii. Must have a thickness of 1/2 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

iv. Must be installed with sheet metal valleys and flashings; and

v. Must be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and

vi. Must have a minimum U.L. Class B fire rating.

h. Stone Coated Steel Roofing:

i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and

ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and

iii. Must be installed with sheet metal valleys and flashings; and

iv. With the exception of stone coated steel being placed over an existing wood roof using an approved fire resistive non-asphaltic fiberglass based underlayment, stone coated steel roofs must be placed on solid decking and all existing roofing materials shall be removed down to the stringers and/or 1X4's; and

v. Must have a minimum U.L. Class B fire rating.

i. Metal Roofing:

i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and

ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and

iii. Be installed with sheet metal valleys and flashings; and

iv. Be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and

v. Must have a minimum U.L. Class B fire rating.

j. Laminated Composition Shingles meeting the following standards:

i. Architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and

ii. Must have a minimum thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

iii. Required to be installed with sheet metal valleys and flashings; and

iv. Required to be installed with preformed ridge shingles; and

v. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and

vi. Must use a minimum of five (5) color blend granules; and

vii. Must be a minimum 300 lbs. per square; and

viii. Is required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and

ix. Is required to be U.L. Class A fire rated material.

k. Class 4 Impact Rated Laminated Composition Shingles:

i. Architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and

ii. Must have a minimum thickness of 3/16 inch measured at the exposed butt end of the overlap creating the shadow line or individual thickness of the play or roof material; and

iii. Required to be installed with sheet metal valleys and flashings; and

iv. Required to be installed with preformed ridge shingles; and

v. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and

vi. Must use a minimum of five (5) color blend granules; and

vii. Must be a minimum 265 lbs. per square; and

viii. Is required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and

ix. Is required to be U.L. Class A fire rated material.

8) Flat Roofs: Flat roofs or roofs with a pitch of less than 3 inches per foot, in addition to the materials permitted herein, for other roofs, may also be covered with metal, built-up asphalt, or single ply elastomeric membrane.

E) Colors

1) Building colors shall be selected from an approved range of colors approved by the City. Generally, façade colors shall be of low reflectance, subtle, neutral, or earth tone colors. Color patterns shall have subtle color range.

2) All buildings and structures that have had the paint colors approved by plan shall maintain the approved paint color. Any owner seeking to modify paint colors from the original approved colors must obtain approval of a final development plan application for color change prior to proceeding with the work.

(Ord. 2031, 10-20-03)
(Ord. 2035, 11-17-03)
(Ord. 2085, 09-27-04)
(Ord. 2430, 01-12-10)
(Ord. 2454, 07-27-10)
(Ord. 2999, 06-01-20)
(Ord. 3005, 06-15-20)

16-2-10.4 Accessibility

A) All buildings shall conform to the ADA (Americans with Disabilities Act) Standards for accessibility according to the terms of that Act.

B) Accessible entries shall be integrated into the design of the building and not separated from main building entries.

(Ord. 2413, 09-29-09)

16-2-11 TYPE OF CONSTRUCTION -- MANUFACTURED HOMES

16-2-11.1 Exterior Walls/Siding

Exterior walls and siding of all residential design manufactured homes shall be as required for all other homes, except as may be required by law. Non-masonry siding material shall extend below the top of the exterior foundation or curtain wall and the joint shall be flashed in accordance with the building codes.

16-2-11.2 Minimum Floor Area

All residential design manufactured homes shall have a minimum of 1200 square feet of main floor area, excluding any attached garage or porch, and the longest exterior dimension of the body shall be not more than 2 ½ times the shortest exterior dimension.

16-2-11.3 Foundation