

Council Bill No. 2022-069

Ordinance No. 3602

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI ESTABLISHING VARIOUS CHANGES TO TITLE IV – LAND USE OF THE HARRISONVILLE MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Harrisonville desires to enact various municipal code regulations under Title IV – Land Use.

WHEREAS,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, AS FOLLOWS:

Section 1: Section 410.385 is hereby established to read as follows:

Section 410.385 Anti-monotony Construction Standards for One- and Two-Family Dwelling Units

A. No two adjacent one- or two-family dwellings of similar front elevation or façade shall be constructed or located on adjacent lots:

(1) Identical masonry or exterior colors may not occur on adjacent properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to public way shall not repeat without at least five (5) intervening homes of differing appearance.

(3) Homes are considered to have a differing appearance if the following items deviate:

(a) Roof Layout

(b) Roof Lines

CHOOSE ONE

(c) Differentiation of the Front Façade Windows

(d) Differentiation of the Front Façade Doors

CHOOSE ONE

(e) Differentiation of Front Façade Garage Doors (MANDATORY)

(f) Differentiation of masonry and color (MANDATORY)

Section 2: “Adjacent Lots” is hereby added to Section 410.160 to read as follows:

Adjacent Lots

Lots which adjoin or share side property lines or facing properties across the street.

Section 3: Section 405.550.D is hereby established to read as follows:

1. For any “R-1”, “R-1B”, “R-1M”, “R-2”, or “R-2B” zoned lot, two (2) detached Accessory Building(s) may be permitted, one may be an accessory dwelling unit. For any “R-3” or “R-4” zoned lot, one (1) or more detached accessory buildings may be permitted. Accessory structures are permitted as long as said structure complies with the standards outlined within the Zoning Code of Ordinances for the City of Harrisonville (“Code”), as enacted from time to time. A detached accessory building shall be located not less than eight (8) feet from any side or rear lot line and no closer to the front of the building than eight (8) feet. Accessory buildings required to be supported by a concrete foundation shall not be located within a dedicated easement of any kind. The accessory building shall be complementary with style and color of the primary structure. In the case of corner lots, accessory buildings shall be set back not less than the distance required for residences from side streets. Lot coverage for the house and any accessory structure shall not exceed 35%. All accessory structures are to be approved by the Director of Community Development, or the Housing and Zoning Specialist. Any appeals shall be directed to the Board of Aldermen and that action shall be final.
2. For any “C-1”, “CBD-1”, “C-2”, and “CBD-2” zoned lot, one (1) detached accessory building not to exceed two-hundred (200) square feet may be permitted in the side or rear yard providing it is set back not less than eight (8) feet from any side or rear lot line and no closer to the front of the building than eight (8) feet. Any existing or future accessory building, whether for storage or for sale, on any property of which any portion of the property is in the flood zone, will require a building permit and must also be anchored to grade to resist the effects of buoyancy, dislocation, or movement causing damage to property or public facilities; elevation of flood waters; or create a hazardous condition to any person or property.

Section 4: “Accessory Dwelling Unit (ADU)” is hereby added to Section 405.030.B to read as follows:

Accessory Dwelling Unit (ADU)

A smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs can be converted portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e., attached ADUs), or new stand-alone accessory structures (i.e., detached ADUs). The unit shall contain a separate entrance, kitchen, sleeping area, and a full bathroom.

Section 5: The following shall hereby be added to the list of “Permitted Uses” for Sections 405.110, 405.125, 405.135, and 405.147:

Accessory Dwelling Unit (ADU) as defined by this Chapter provided that all required setbacks and Building Codes are met.

Section 6: Section 405.295.A.3 and 4 is hereby established to read as follows:

3. Services such as clubs, dry cleaning and laundries, appliance and small equipment repair, printing and publishing, custom maintenance, on-site handcrafting, delivery services, radio and television broadcasting studios, public or private entertainment and recreation, charity and welfare.
4. Residential dwelling units as defined as a Dwelling and further defined as a Dwelling unit, including Single-Family, Duplex, and Multiple-Family dwellings in Chapter 405, Article I, Section 405.030.B.

Section 7: That this Ordinance shall be in effect immediately upon its passage and approval.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 19TH OF SEPTEMBER 2022 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 19TH DAY OF SEPTEMBER 2022 AND PASSED BY THE BOARD OF ALDERMEN THIS 19TH DAY OF SEPTEMBER 2022.

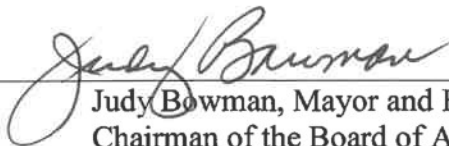
VOTE TAKEN AS FOLLOWS:

AYES: Doerhoff, Davidson, Franklin, Mills, Milner, Reece, Turner, Zaring

NAYS:

ABSENT:

ABSTAIN:



Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:



Daniel Barnett, City Clerk

WITNESS my hand and seal this 19th day of September, 2022.