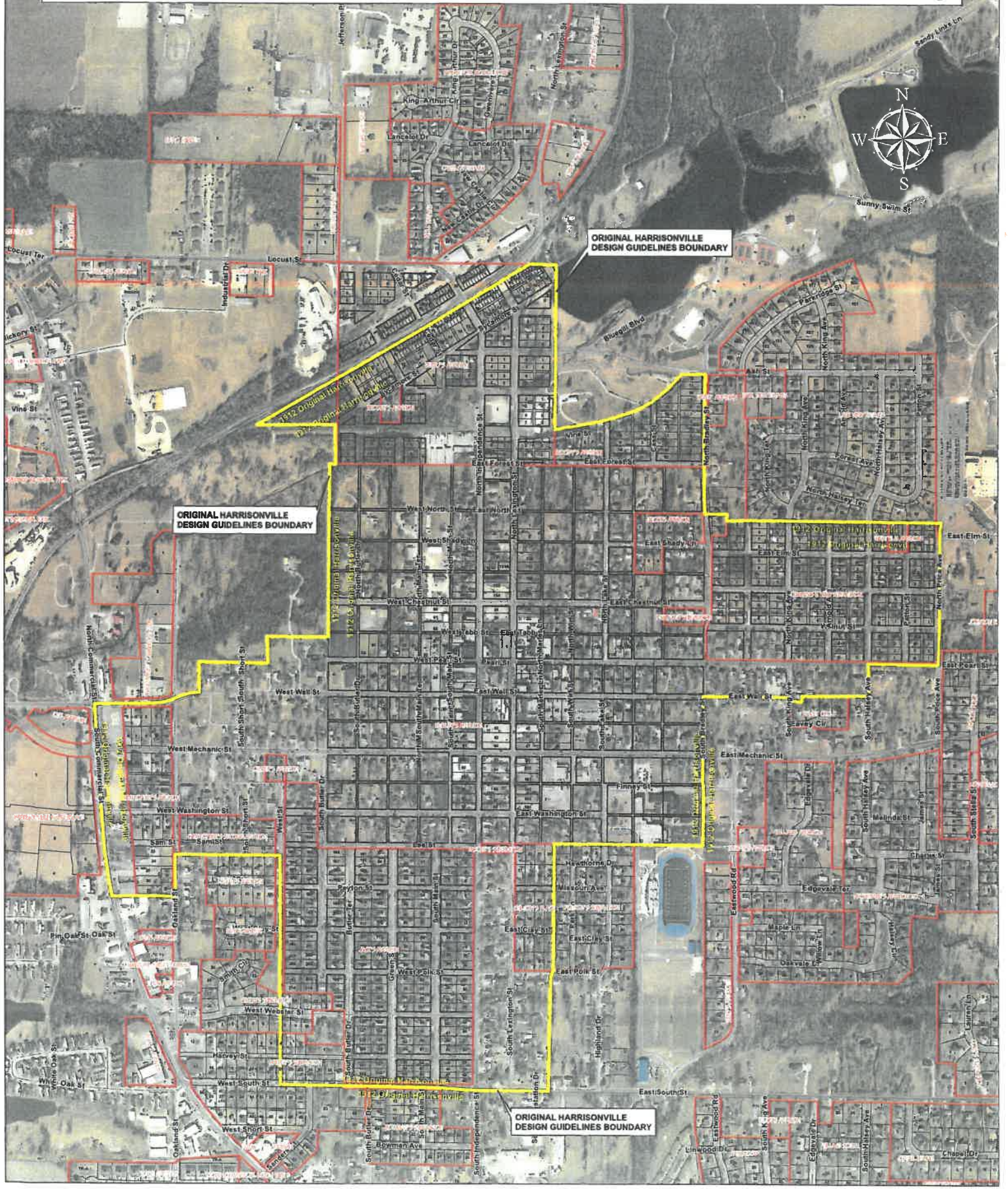


Original Harrisonville Design Guidelines Boundary



ORIGINAL HARRISONVILLE DESIGN GUIDELINES

Surrounding Harrisonville's historic Square are traditional neighborhoods which date back to the founding of Harrisonville in the 1850's. The type of development that is found in Harrisonville's traditional neighborhoods was common until the 1940's. Long - narrow lots and the use of alleys were common in historic Harrisonville. Furthermore, certain architectural characteristics were commonly found in historic neighborhoods.

The purpose of these guidelines is as follows:

- To encourage the restoration of historic Harrisonville.

- To encourage the development or redevelopment of vacant lots within historic Harrisonville.
- To help preserve the character of historic Harrisonville.

It should be noted that the purpose of these guidelines is not to be a refuge from the requirements of the zoning regulations, subdivision regulations or other City ordinance. The decreased setbacks and increased density of development is intended to encourage development while insisting on good site development practices and attention to architectural detail.

1. STANDARDS FOR FRONT YARDS

- The front yard setback shall be 25 feet in the Mechanic Street Corridor Overlay District.
- A walkway/pathway shall be provided leading from the sidewalk (or street) to the entry of the house.
- The front yard shall be predominantly landscaped with vegetation. Hard surface paving for patios, terraces or driveways shall be minimized.

2. STANDARDS FOR SIDE YARDS

- The side yard on all primary structures shall be a minimum of 5 feet.
- If the building code or fire code requires greater setbacks, then the building code or fire code standards shall prevail.
- If a lot fronts two streets (i.e. corner lots – either a street or alley frontage) then the side yard that fronts a street shall be no less than 15 feet.

3. STANDARDS FOR REAR YARDS

- The rear yard setback on all primary structures shall be the same as the underlying zoning district.
- The rear yard setback on all accessory structures shall be the same as the underlying zoning district.

4. DRIVEWAY & PARKING

- Parking shall be located in the rear portion of a lot behind the primary structure.
- When feasible, parking spaces or garages shall be accessed from an adjacent alley.
- For a lot not accessible from an alley, the parking shall be located to the rear of the lot (behind the primary structure) with a driveway accessed from the street. If a garage must be accessed from the street, it shall be set back behind the primary structure.
- A detached garage is encouraged.
- Circular driveways are not permitted.
- New curb cuts shall be discouraged. However, when necessary, shall be limited to accommodate a single car width (10 feet wide) until the driveway extends beyond the rear of the primary structure.

5. PRIMARY STRUCTURES

- All primary structures must incorporate architectural styles and design features, and building materials complimentary to those used in surrounding buildings found in Historic Harrisonville. For example, the following features are strongly encouraged to be used.
 - Structures should clearly define the primary entrance by using a raised front porch or stoop. The front porch or stoop must be functional (a minimum of 6 feet deep) and covered.
 - Architectural embellishments, such as dormers, belvederes, masonry chimneys and cupolas shall be used.
 - New buildings shall be similar in mass and size to the neighboring structures.
 - The front wall of the structure shall not exceed 2 stories in height.
 - Buildings shall maintain the general shape of the structures commonly found in Historic Harrisonville.
- Livable basements are allowed provided that they are consistent with these guidelines, in compliance with the zoning regulations and do not undermine the traditional character of Historic Harrisonville.
- The primary entry of the primary building shall be oriented towards the street. The location of the doors shall respect the privacy of neighboring properties.
- Garages should not dominate the street scene and shall be located behind (whether attached or detached) the primary structure.
- Roof forms shall be similar to those seen in the neighborhood. The following roof forms are encouraged:
 - Gable Roofs
 - Gothic Roofs
 - Hip Roofs
 - Hip and Valley Roofs
 - Mansard Roofs
 - Spires

6. SECONDARY STRUCTURES

- Secondary structures shall be placed on the rear portion of the property.
- Secondary structures shall be subordinate in size (mass and height) with the primary structure.

7. BUILDING ADDITIONS – PRIMARY STRUCTURE

- An addition shall not alter the character of the original building.
- The use of similar building materials, windows, and doors are encouraged.
- The roof form of the addition shall also be compatible with the structure.

8. RELATIONSHIP TO THE TOWN GRID

- The traditional street grid found in Historic Harrisonville is a key ingredient that visually knits various neighborhoods together. Consequently, it is required that buildings be located on lots that reinforce the parcel orientation.
- If new streets/alleys are developed within original Harrisonville, the grid pattern of streets and alleys shall be continued.

9. MINIMUM LOT DIMENSIONS & SIZES

The following shall be the minimum lot standards:

Minimum Lot Width: 45 feet

Minimum Lot Depth: 100 feet

Minimum Lot Size: 5,000 square feet (single family dwellings)

Minimum Lot Size: 6,000 square feet (two family dwellings)

The Director of Community Development is authorized to require a detailed plot plan/development plan, building elevations, renderings, or other material that will provide evidence that the intent of these guidelines will be met.