

URBAN RENEWAL PLAN  
FOR THE  
CENTRAL BUSINESS DISTRICT URBAN RENEWAL AREA  
OF THE  
NEIGHBORHOOD DEVELOPMENT PROGRAM  
OF  
KANSAS CITY, MISSOURI

NDP No. MO A-1 (Area 14)

This Urban Renewal Plan for the Central Business District Urban Renewal Area represents a definitive revision of the General Urban Renewal Plan adopted by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, on November 25, 1968. It consists of the following component parts, including exhibits as listed:

TABLE OF CONTENTS

- PART A. DESCRIPTION OF URBAN RENEWAL AREA  
    Exhibit A - "Property Map"  
    \*Exhibit B - "Existing Land Uses"  
    \*Exhibit C - "Condition of Buildings"
- PART B. STATEMENT OF DEVELOPMENT OBJECTIVES
- PART C. LAND USE PLAN  
    \*Exhibit D - "Streets and Alleys Rights-of-Way"  
    \*Exhibit E - "Proposed Land Uses"
- PART D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES  
    Exhibit F - "Acquisition Map"
- PART E. LAND DISPOSITION SUPPLEMENT  
    Exhibit G - "Disposal Tracts Map"
- PART F. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF APPLICABLE STATE OR LOCAL LAW  
    \*Exhibit H - "Existing and Proposed Zoning"
- PART G. PROVISIONS FOR AMENDING PLAN

\* - Specifically required under State Statues.

PART A. DESCRIPTION OF URBAN RENEWAL AREA

The Central Business District Urban Renewal Area, an area within the Neighborhood Development Program of Kansas City, Missouri, is bounded generally on the north by the Intercity Freeway, on the east by the Midtown Freeway, on the south by the Crosstown Freeway, and on the west by the West Freeway, exclusive of those portions of the area lying within the boundaries of existing Title I projects, the sites of approved projects under the State Urban Redevelopment Corporations Law, and certain particular blocks of the Civic Center area.

The area is more specifically described as follows:

Beginning at the intersection of the west line of Washington Street with the south line of 6th Street, thence east along the south line of 6th Street to the east line of Wyandotte

Street; thence south along the east line of Wyandotte Street to the north line of 8th Street; thence east along the north line of 8th Street to the west line of Delaware Street; thence generally south along the west line of Delaware Street to the south line of 8th Street; thence west along the south line of 8th Street to the east line of Baltimore Avenue; thence south along the east line of Baltimore Avenue 91.5'; thence east 120'; thence south to the south line of 9th Street; thence west to the east line of Baltimore Avenue; thence south along the east line of Baltimore Avenue 122.5'; thence east 111'; thence south 50'; thence west 8'; thence south 18'; thence southeasterly 16' M/L to a point, such point being 111.6' east of the east line of Baltimore Avenue; thence south 82'; thence east 8'; thence south 210' to the south of 10th Street; thence east along 10th Street to the east line of Main Street; thence north along the east line of Main Street to the north line of 9th Street; thence east along the north line of 9th Street 129.5'; thence north 168'; thence east to the west line of Walnut Street; thence north along the west line of Walnut Street to a point 98' south of the south line of 7th Street; thence west 132'; thence north to the north line of 7th Street; thence east along the north line of 7th Street to the east line of the north-south alley next west of Walnut Street; thence north along the east line of said alley to a point 60' south of the south line of 6th Street; thence east along said line 60' south of and parallel to the south line of 6th Street to its intersection with the west line of Walnut Street; thence north along the west line of Walnut Street to the south line of 6th Street; thence east along the south line of 6th Street to the west line of Locust Street; thence south along the west line of Locust Street to the south line of 11th Street; thence west along the south line of 11th Street to the east line of Oak Street; thence south along the east line of Oak Street to the south line of 12th Street; thence west along the south line of 12th Street to the east line of McGee Street; thence south along the east line of McGee Street to the north right-of-way line of the Crosstown Freeway; thence west along the north right-of-way line of the Crosstown Freeway to the west line of Grand Avenue; thence north along the west line of Grand Avenue to the south line of 13th Street; thence west along the south line of 13th Street to the west line of the north-south alley next west of Walnut Street; thence north along the west line of said alley to a point 222.75' north of the north line of 13th Street; thence west along a line 222.75' north of and parallel to the north line of 13th Street to its intersection with the west line of Main Street; thence south along the west line of Main Street to the south line of 13th Street; thence west along the south line of 13th Street to the east line of the north-south alley next west of Main Street; thence south along the east line of said alley to a point 100' south of the south line of 13th Street; thence west along a line 100' south of and parallel to the south line of 13th Street to its intersection with the east line of Baltimore Avenue; thence south along the east line of Baltimore Avenue to the north line of the east-west alley next north of 14th Street; thence east along the north line of said alley to the east line of the north-south alley next west of Main Street; thence south along the east line of said alley to the south line of 14th Street; thence west along the south line of 14th Street to the east line of Baltimore Avenue;

thence south along the east line of Baltimore Avenue to the north right-of-way line of the Crosstown Freeway; thence continuing westerly and northwesterly along said Crosstown and West Freeways north and east right-of-way lines to the north line of 12th Street; thence east along the north line of 12th Street to the west line of Jefferson Street; thence north along the west line of Jefferson Street to the south line of 10th Street; thence east along the south line of 10th Street to a point 61.2' east of the east line of Jefferson Street; thence south 130'; thence east 92.4'; thence north 200' to the north line of 10th Street; thence west along the north line of 10th Street 51.2'; thence north 125'; thence east to the east line of Pennsylvania Avenue; thence south along the east line of Pennsylvania Avenue to the north line of 10th Street; thence east along north line of 10th Street to the west line of Washington Street; thence north along the west line of Washington Street 130'; thence east 324'; thence north to the south line of 9th Street; thence west along the south line of 9th Street to the west line of Washington Street; thence north along west line of Washington Street to the south line of 6th Street being Point of Beginning.

Existing conditions, as indicated by the present land uses and condition of buildings within the Urban Renewal Area and immediate vicinity, are indicated on accompanying Exhibits B and C. These two Exhibits are hereby made a part of the Urban Renewal Plan in keeping with the specific requirements of State Statutes.

#### PART B. STATEMENT OF DEVELOPMENT OBJECTIVES

The specific development objectives to be achieved in the Central Business District Urban Renewal Area through the implementation of this Urban Renewal Plan include the following major items:

- (a) Conservation and/or rehabilitation of all structures which are in conformance with the Land Use provisions of this plan and which are economically feasible for rehabilitation.
- (b) Demolition of all structures not economically feasible for rehabilitation.
- (c) Acquisition and clearance of real property not in conformance with the Land Use provisions of this Plan.
- (d) Improvement of transportation facilities.
- (e) Construction and/or improvement of public facilities and utilities, including provision of necessary land therefore.
- (f) Provision of other public land for parks, pedestrian areas, and open space.
- (g) Zoning changes properly reflecting proposed land uses.
- (h) Landscaping of public and private areas, including visual screening of objectional views.
- (i) Elimination of all other blighting conditions affecting the environment of the Urban Renewal Area.

As outlined in the Comprehensive Plan for the Central Business District of Kansas City, Missouri and as previously noted in this document, the Central Business District Urban Renewal Project is primarily a rehabilitation undertaking. Within the overall Project,

however, certain portions have been designated as specific clearance sections. These represent areas in which clearance is justified primarily to remove substandard structures; in addition, such action is also justified in order to meet certain stated Plan objectives (including the provision of land needed for public facilities, the effecting of desirable land use changes, and the assemblage of land in disposal tracts of desirable size and shape to accommodate new development.

In carrying out the specific proposals of the Urban Renewal Plan for the Central Business District Project, it is anticipated that the necessary renewal actions will be undertaken in approximately the following sequence (as illustrated on various Exhibit maps, D through G, inclusive):

- (1) Acquisition of approximately 276 individual Parcels of property by Authority. These acquisitions were designated in the course of a 15 month intensive study of the area and have been scheduled for acquisition during a fifteen (15) year period and categorized within phases of three (3) five (5) year increments.
- (2) Removal of certain structures only (no land take).
- (3) Relocation of site occupants.
- (4) Clearance of existing structures from acquired parcels.
- (5) Vacation of certain streets and alleys (See Exhibit D).
- (6) Installation of proposed site improvements.
- (7) Rezoning Actions.
- (8) Disposal of approximately 60 tracts of cleared land (See Exhibit E).
  - (a) For public purposes:
    - (1) Public Open Space - 11 tracts.
    - (2) Transportation facets;  
Streets and Public Rights-of-way: 13 tracts.
  - (b) For private redevelopment:
    - (1) Residential: 13 tracts.
    - (2) Commercial: 11 tracts.
    - (3) Industrial: 12 tracts.
- (9) Rehabilitation, where necessary, of all structures not designated for acquisition.

#### PART C. LAND USE PLAN

In keeping with the objectives stated in Part B above, the following is proposed with respect to the land uses to be established or retained and the specific regulations and controls to be applied to all real property to be acquired in carrying out the Plan. The Property Rehabilitation Standards to be established for properties not to be acquired appear under Part D, "Urban Renewal Techniques to be used to Achieve Plan Objectives".

## 1. Land Use Plan Map

The predominant land uses (both public and private) and the major circulation routes to be established in the area following clearance are indicated on the "Proposed Land Uses" map, Exhibit E. This exhibit illustrates the ultimate result of the specific Urban Renewal and public improvement actions contemplated for the area.

(a) Predominant land uses to be established in the area include the following major land use categories:

- (1) High Density Residential (R-5).
- (2) Local Retail Business (C-2).
- (3) Central Business District Commercial (C-4).
- (4) Light Industry (M-1).
- (5) Public and Semi-public uses.

(b) Major Circulation Routes

Some major improvements are being proposed for the internal street network of the Central Business District. These include: the straightening of Locust between 7th and 8th streets, the straightening of Oak Street between the ASB Bridge approach ramp and 9th Street, straightening of 13th Street between Washington Ave. and the Freeway on Ramp, a diagonal connector street to be dedicated between the 12th Street Freeway Off Ramp and 10th Street, the straightening of Baltimore Ave. at 9th Street, the straightening of Central and May Streets at 9th Street, the vacation of certain local streets as indicated on the "Streets and Alleys Rights-of Way" map, labeled Exhibit D.

## 2. Description of Land Use Categories and Intensity of Use

Permitted uses within the various categories specifically cited above, and indicated on Exhibit E, and their respective densities or intensities of use, are described as follows:

(a) High Density Residential: (R-5), High Apartment Residential. Maximum densities as established by the following minimum lot area requirements:

- For one and two family dwellings, four thousand (4,000) sq. ft. per unit.
- For three family dwellings, five thousand (5,000) sq. ft. per unit, with one thousand (1,000) sq. ft. additional for each unit over three (3).
- For dwellings with more than three (3) families, other than row houses, hotels, apartment houses or apartment hotels, five thousand (5,000) sq. ft. per unit, with one thousand (1,000) sq. ft. additional for each unit over three (3).
- For row houses, one thousand (1,000) sq. ft. per unit.
- For apartment houses and apartment hotels, three hundred fifty (350) sq. ft. per unit.

(b) Local Retail Business: (C-2), Commercial uses of a local business character, and of a retail nature only, including but not necessarily limited to such operations as banks, barber or beauty shops, restaurants, food stores, etc., but excluding such operations as auto laundries, billboards, cabin shops, tire and battery shops, brake lining installation and repair, commercial printing, bus stations, wheel aligning, etc. Maximum floor area not to exceed three (3) times the lot area.

(c) Central Business District: (C-4), The highly concentrated complex of diverse uses normally associated with the "downtown" functions (large retail business functions, the financial center, large office buildings, governmental functions, high density residential, parking lots and structures, entertainment and convention facilities, etc.) but excluding industrial activities.

(d) Light Industrial: (M-1), All non-residential uses permitted in the foregoing commercial land use districts, plus those manufacturing, wholesale, storage, transfer and warehousing operations of a character normally found in the more limited and restrictive light industrial use areas. Power machines employed in manufacturing operations shall not exceed three (3) horsepower for any one machine. Maximum floor area not to exceed six times the lot area.

(e) Public Uses: Publicly-owned facilities do not carry a specific zoning district classification, but are permitted to be located in any district subject to the particular controls and regulations of that district.

(1) Type of supporting use permitted - restricted to schools, parks, playgrounds, fire stations, exhibition centers, arenas, museums, opera houses, Lyric theatres and other community facilities of a public ownership.

(2) Intensity of development - sufficient to adequately serve the particular needs of the community in which they are located. Wherever feasible, neighborhood parks, playgrounds and other open space, including areas adjacent to elementary school structures, shall be provided at the rate of 4 acres per thousand population.

(3) Location - such uses shall be so located as to either supplement existing facilities, or provide necessary services to areas wherein such facilities are lacking or inadequate.

3. Type, intensity and location of supporting uses, internal circulation system, and other public improvements.

(a) Accessory or Supporting Uses

(1) Type of supporting uses permitted - restricted to churches, private (parochial) schools, community and recreational facilities.

(2) Intensity of development - adequate to serve demonstrated needs of the area.

(3) Location - All uses shall be so located as to have no adverse effect on adjoining developments, and shall have direct access to public streets.

(b) Internal Circulation System - all new, retained or modified public streets shall meet the general design standards set forth in the previously-adopted General Urban Renewal Plan for the area, including the following:

(1) Local - Minimum right-of-way width of 50'. Minimum width of paved surface: 26'. Sidewalks on two sides in medium or high density areas, with a minimum of 5'. Cudle-sacs no more than 500' in length. Local residential streets

layout shall discourage through traffic, their only function being to provide access to abutting properties.

(2) Secondary thoroughfares - Minimum right-of-way width of 70'. Minimum width of paved surface: 44'. Sidewalks on both sides of the right-of-way, 5' minimum width and separated from traffic by means of a landscaped strip.

(3) Major thoroughfares - includes major and secondary arterials - parkways, boulevards, elements of the expressway system, etc. The right-of-way width varies, but is a minimum of 80', and in certain instances includes a landscaped medial separating multiple lanes of traffic.

(c) Other Public Improvements and Facilities - The Urban Renewal Plan proposes a major program of modernization and up-dating of the public utilities (water and sewer) serving the area and additional parks and public open spaces. The details of such proposals shall be the subject of a specific Project Improvements Supplement to this Urban Renewal Plan, and is to be submitted as soon as more detailed and specific determinations have been made. In any event, all proposed public improvements or facilities shall be established in accordance with local standards, and designed to serve adequately both existing and proposed uses in the area.

#### PART D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

With respect to the particular urban renewal techniques (types of proposed action) to be used in the Central Business District Area, these are envisioned as involving both clearance and rehabilitation, although emphasis is placed on rehabilitation action to the fullest degree possible. The particular conditions governing the specific actions to be undertaken include the following:

##### 1. Rehabilitation

(a) Properties to be rehabilitated: All properties which are in conformance with the Land Use provisions of the Renewal Plan and which are economically feasible for rehabilitation shall be rehabilitated.

(b) Conditions under which property will be acquired for rehabilitation: Should the Authority acquire any property through the owner's non-compliance as stated above, or for any other reason, the property may, at the discretion of the Authority, be cleared and marketed as vacant land and/or resold to a buyer who will furnish to the Authority an acceptable written agreement stating that he will rehabilitate the property in conformance with the restrictions, standards, and controls provided in the Urban Renewal Plan and within a reasonable length of time. Such reasonable length of time shall be construed to be a period of time to be agreed upon with the property owner, but not to exceed three years after the Urban Renewal Plan becomes effective.

(c) Property Rehabilitation Standards: All properties designated for rehabilitation shall, where feasible, be upgraded in accordance with the Property Rehabilitation Standards.

##### 2. Acquisition and Clearance

(a) Removal of Substandard Conditions: Properties which

cannot be rehabilitated because of basic structural conditions which preclude feasible rehabilitation.

(b) Removal of Blighting Influences: Properties which by either their physical condition or nature of use, functional and/or economic obsolescence, operation, siting of structure on the land area or other characteristics create a blighting influence on the surrounding area.

(c) Provision of land for public improvements or facilities: Properties so located as to interfere with the installation of desirable public improvements and facilities (street locations, public open space, etc.)

(d) Undertake Historic and Architectural Preservation: None, to the extent presently known.

(e) Provision of land for desirable new development and to permit the meeting of other stated plan objectives: Properties which prohibit land assembly or the effectuating of desirable land use changes in keeping with the stated objectives of the Urban Renewal Plan.

In a majority of cases of properties being designated for acquisition and clearance, the justification rests clearly with the need to remove structurally substandard buildings, while the removal of the remainder is based on the need to meet other stated plan objectives.

3. Special conditions under which properties not designated for acquisition may be acquired:

The Authority reserves the right to remove from the rehabilitation category and place in the acquisition category any property whose owner is unwilling or unable to comply with the "Standards and Controls for Rehabilitation" as set forth under Item 6 of this Part D of the Urban Renewal Plan. Such action, however, shall be made effective only upon appropriate amendment to or revision of the Urban Renewal Plan.

4. Property Rehabilitation Standards:

Of equal importance to the public actions involved in the acquisition activities noted in the immediately preceding section, private action will be required by individual property owners in the rehabilitation phase of the Urban Renewal undertakings. For this purpose, certain "Property Rehabilitation Standards" are hereby established under this Urban Renewal Plan. Such standards are to apply to all real property within the Project area which is not to be acquired by the Authority. In order to emphasize the importance of these standards, and the compliance with them as one of the primary means of meeting the overall objectives of the Urban Renewal within the Project, and to facilitate the wide distribution to all property owners through the Project area, such requirements are set forth as a specifically separate section of this Plan, under the title "Standards and Controls for Rehabilitation":

## STANDARDS AND CONTROLS FOR REHABILITATION

### INTRODUCTION

These STANDARDS AND CONTROLS are adopted pursuant to and as a part of the definitive Urban Renewal Plan for the Central Business District Urban Renewal Area. (NDP No. MO A-1, Area 14). They are intended to promote residential and non-residential improvements complementary to new construction proposed for the area.

A. Property Affected: These STANDARDS AND CONTROLS FOR REHABILITATION shall be applicable to all property designated for retention. When it is determined that any building and property cannot be restored by the voluntary action of the owner to meet the objectives outlined above, the Authority shall follow the alternatives suited to best achieve the desired objectives. These alternatives include: acquisition and clearance by negotiation or eminent domain; acquisition and resale with a stipulation requiring rehabilitation in accordance with the standards and controls; acquisition and rehabilitation by the Authority as a demonstration to other owners and ultimate resale; and in cases where the desired objective can be achieved, request the appropriate city department to enforce the Minimum Housing Code of Kansas City, Missouri, by and through the police powers of the enforcing agency.

### LOCAL CODES AND REGULATIONS

These standards while setting forth basic objectives and provisions specifically related to Rehabilitation shall not be construed as relieving the property owner or his builder of his responsibility for compliance with local ordinances, codes and regulations including established requirements of a health or other authority having jurisdiction.

All plans for rehabilitation which involve exterior changes, additions, alterations or structural changes within or without a structure, shall be submitted to the Land Clearance for Redevelopment Authority and approved in writing by said Authority. If the Authority does not act in sixty (60) days, the plans shall be deemed to be approved and the Authority shall so certify. Plans shall be approved when meeting with the objectives of these standards, the Urban Renewal Plan and health and safety requirements. Plans may be revised by following the same procedure as that required for approval.

These STANDARDS AND CONTROLS shall be in full force and effect, subject to the time period and amendatory regulations as detailed in PART G of the URBAN RENEWAL PLAN.

## GENERAL

### General Objectives:

The properties and buildings in rehabilitation sections of the project area are to be restored to and maintained at a level which achieves maximum possible health, social, economic and aesthetic conditions for the people residing in the area. The objectives and standards set forth below shall assure a sustained sales and rental market for a substantial majority of the structures so rehabilitated.

### PLANNING OBJECTIVES:

Land uses within the area shall be complementary, i.e., the presence of any one type of use should not adversely influence other uses in the area. To insure this:

The area must be predominantly residential in character.

Uses within the area must not produce noise, odors, air pollution, glare, heat, vibration, dirt, etc., which are detrimental to health, safety and general welfare of the area nor tend to cause blight and deterioration of the character of the rehabilitation area.

The physical character of the building must not adversely affect surrounding areas.

Buildings must be structurally sound.

Incompatible uses must be eliminated.

The development and use of land shall conform to all applicable laws, ordinances and regulations (including deed restrictions and covenants running with the land) which relate to the utilization of land.

### HEALTH AND SAFETY OBJECTIVES:

#### Health objectives which must be attained include:

##### In Residential Properties:

- a. Adequate daylight and ventilation must be provided for each habitable room.
- b. Adequate space in terms of persons, rooms and families per dwelling; and lot area must be provided to insure against overcrowding of dwellings and land.
- c. Conditions in dwellings and yards which encourage disease must be eliminated (including the keeping of livestock and fowl).
- d. Adequate plumbing and electrical facilities to provide minimum

sanitary conditions must be available in every dwelling unit.

- e. Adequate heating facilities must be provided to insure health.

In Non-Residential Properties:

- a. Adequate light and ventilation in spaces occupied by workers.
- b. Conditions in structures and yards which encourage disease must be eliminated.
- c. Adequate plumbing facilities to provide minimum sanitary conditions.
- d. Adequate heating facilities according to use of space.

Safety Objectives For Each Property Include:

Structural Condition of each building must be such as to insure against failures which might cause injury to persons or damage to adjacent buildings.

Potential Fire Hazards must be eliminated.

Unsafe Yard Conditions must be eliminated

AESTHETIC OBJECTIVES

Public areas and facilities shall be kept at a level of maintenance that will insure their proper appearance.

All public streets and areas shall be sufficiently landscaped with trees and shrubs in a manner which complements adjacent buildings and areas.

Individual properties shall be kept at a level of maintenance and repair, including landscaping and painting, which gains the maximum desirable appearance of these properties.

DEFINITIONS

Accessory Building: A secondary building, the use of which is incidental to that of the main building and which is located on the same plot.

Addition: Any construction which increases the size of a building or adds to the building, such as a porch or an attached garage or carport.

Alley: A service way providing a secondary public means of access to abutting properties.

Alteration: Construction which may change the floor plan, structural parts, mechanical equipment or location of openings, but does not increase the size of the building.

Area:

Building Area: The total ground area of each building and accessory building, but not including uncovered entrance platforms, terraces and steps.

Floor Area: The total area of all stories or floors finished as living accommodations. This area includes bays and dormers, but does not include space in garages or carports or in attics. Measurements are taken to the outside of exterior walls.

Attic: Accessible space between top of uppermost ceiling and underside of roof. Inaccessible spaces are considered structural cavities

Basement: A space of full story height below the first floor which is not designed or used primarily for year round living accommodations. (See definition of "First Story" for below-grade space, which is primarily used for habitable rooms).

Basementless Space (Crawl Space): An unfinished, accessible space below the first floor which is usually less than full story height.

Bearing: That portion of a beam, truss or other structural member that rests on the supports.

Building Line: A line established by law or agreement, usually parallel to property line, beyond which a structure may not extend. This generally does not apply to uncovered entrance platforms, terraces and steps.

Carport: A roofed space having at least one (1) side open to the weather, primarily designed or used for motor vehicles.

Cellar: That space of a building which is partly or entirely below grade, having more than half of its clear height below the average grade of the adjoining ground.

Construction Classifications: A classification of buildings into types of construction which is based upon the fire resistance of walls, floors, roofs, ceilings and other elements.

Type 1: Fire-resistive Construction: That type of construction in which the walls, partitions, columns, floors, roof, ceilings and other structural members are noncombustible with sufficient fire resistance to withstand the effects of a fire and prevent its spread from one story to another.

Type 2: Noncombustible Construction: That type of construction in which the walls, partitions, columns, floors, roof, ceilings and other structural members are noncombustible but which does not qualify as Type 1, fire-resistive construction. Type 2 construction is further classified as Type 2a (1 hour protected) and Type 2b, which does not require protection for certain members.

Type 3: Exterior Protected Construction: That type of construction in which the exterior walls are on noncombustible construction, having a fire resistance rating as specified and which are structurally stable under fire conditions and in which the interior structurally members and roof are wholly or partly of combustible construction. Type 3 construction is divided into two (2) sub-types as follows:

Type 3a: Exterior protected construction in which the interior exitways, columns, beams and bearing walls are noncombustible in combination with the floor system, roof construction and non-load bearing partitions of combustible construction.

Type 3b: Exterior protected construction in which the interior structural members are of protected combustible materials, or of heavy timber unprotected construction.

Type 4: Wood Frame Construction: That type of construction in which the exterior walls, partitions, floors, roof and other structural members are wholly or partly of wood or other combustible materials.

Court:

Inner Court: An open outdoor space enclosed on all sides by exterior walls of a building or by exterior walls and property lines on which walls are allowable.

Outer Court: An open outdoor space enclosed on at least two (2) sides by exterior walls of a building or by exterior walls and property lines on which walls are allowable, with one (1) side open to a street, driveway, alley or yard.

Crawl Space: Same as Basementless Space.

Damp-Proofing: A treatment of a surface or structure which retards the passage of water. See Waterproofing.

Driveway: A private way for the use of vehicles and pedestrians.

Dwelling: A building designed or used as the living quarters for one (1) or more families.

Detached: A dwelling which is completely surrounded by permanent open spaces.

Semi-detached: A dwelling, one (1) side wall of which is a party or lot-line wall.

End-row: Same as semi-detached.

Dwelling Unit: See Living Unit.

Easement: A vested or acquired right to use land other than as a tenant, for a specific purpose, such right being held by someone other than the owner who holds title to the land.

Exit: A way to get from the interior of a building or structure to the outside at grade level.

Family: One (1) or more persons occupying a single living unit. Such persons do not have to be related by birth or marriage to constitute a family unit.

Fire Area: The floor area of a story of a building within exterior walls, party walls, fire walls or any combination thereof.

Fire Door: A door, including its frame, so constructed and assembled in place to prevent or retard passage of flame or hotgases.

Fire-Proof: An obsolete term meaning fire-resistive. Usually used with Type 1 construction.

Fire Resistance: That property of construction assemblies, which under fire conditions, prevents or retards the passage of excessive heat, hot gases or flames.

Fire Resistance Ratings: Time in hours or fractional parts thereof, that a material, construction or assembly will withstand fire exposure as determined in a fire test acceptable to FHA.

Fire Resistive: That quality of materials and assemblies to resist fire and prevent its spread.

Fire Retardent Lumber: Wood so treated by a recognized impregnation process so as to reduce its combustibility.

Fire Separation: A construction of specified fire resistance, separating parts of a building horizontally or vertically as required.

Firestopping: A barrier within concealed spaces which is effective against spread of flames or hot gases.

Flame-resistant: That property of a material which is flame resistant by nature or has been made so by an accepted method.

Flame Spread: The propagation of flame over a surface.

Flashing: Sheet metal or other impervious material used in roof and wall construction to protect a building from seepage of water.

Floor: See Story.

Foundation: Construction, below or partly below grade, which provides support for exterior walls or other structural parts of the building.

Garage: A building or enclosure primarily designed or used for motor vehicles.

Attached: A garage having all or part of one (1) or more walls common to the dwelling or to a covered porch attached to the dwelling.

Detached: A garage which is completely surrounded by open space. A garage connected to the dwelling by an uncovered terrace is defined as a detached garage.

Built-in: A garage located within the exterior walls of a dwelling.

Grade, Finish: The top surface elevation of lawns, walks, drives or other improved surfaces after completion of construction or grading operations.

Gradient: The slope or rate of increase or decrease in elevation of a surface, road or pipe, usually expressed in percent.

Habitable Room: See Room.

Height, Building: Vertical distance measured from curb or grade level, whichever is the higher, to the highest level of a flat roof or to the average height of a pitched roof, excluding penthouse or other roof appendages occupying less than 30 percent of the roof area. Where a height limitation is set forth in stories, such height shall include each full story as defined therein.

Joists: A series of floor, roof or ceiling framing members spaced not more than 30 inches o.c. Members supporting roofs having slopes over 3 in 12 are not defined as roof joists. See Rafter.

Kitchen: Space, 40 sq. ft. or more in area, used for cooking and preparation of food.

Kitchenette: Space, less than 40 sq. ft. in area, used for cooking and preparation of food.

Living Unit: A dwelling or portion thereof, providing complete living facilities for one family, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Living Unit, Acceptable: A living unit complying with all applicable planning standards.

Loads:

Design: Total load which a structure is designed to sustain safely.

Dead: The weight of all permanent construction in a building.

Live: The weight of all moving and variable loads that may be placed on or in a building such as snow, wind, occupancy, etc.

Lot: A parcel of land that is described by reference to a recorded plat or by metes and bounds.

Corner Lot: A lot abutting upon two (2) or more streets at their intersection.

Interior Lot: A lot bounded by a street on one (1) side only.

Double-fronted Lot: An interior lot bounded by a street on front and back.

Lot Coverage: That percentage of the plat area covered by the building area.

Lot Line: A line bounding the lot as described in the title to the property.

New Construction: New additions to an existing building which enlarge the floor area or height of the building.

Noncombustible: Material or a combination of materials which will not ignite or support combustion at a temperature of 1,382 degrees F. during a five (5) minute exposure.

Party Wall: See Wall.

Plat: A map, plan or chart of a city, town, section or subdivision indicating the location and boundaries of individual properties.

Plot: A parcel of land consisting of one (1) or more lots or portions thereof, which is described by reference to a recorded plat or by metes and bounds.

Proper Authorities: L.P.A. and/or F.H.A.

Property: A lot or plot, including all buildings and improvements thereon.

Property Line: A recorded boundary of a plot.

PRS: Property Rehabilitation Standards.

Rafters: A series of roof framing members, spaced not more than 30 inches o.c. in roofs having slopes over 3 in 12. Members supporting roofs having slopes 3 in 12 or less are defined as roof joists.

Rehabilitation: The restoration of one or more dwellings to a satisfactory improved physical condition and which overcomes the deterioration of a property or properties and aids in the improvement of its neighborhood.

Repair: To restore to a sound and acceptable state of operation, servability or appearance. Repairs shall be expected to last approximately as long as would the replacement by new items.

Replace: To remove an existing item or portion of a system, and to construct or install a new item of similar or improved quality as the existing item when new. Replacement will ordinarily take place where the item is incapable of repair or where repair would be more costly.

Rooms:

Habitable Rooms: A space used for living, sleeping, eating, or cooking, or combinations thereof, but not including bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility rooms, basement recreation rooms and similar spaces.

Combined Rooms: Two (2) or more adjacent habitable spaces which by their relationship, planning and openness permit their common use.

Rooming House: A building in which are provided sleeping accommodations for rent to more than four (4) persons on either a transient or permanent basis, with or without meals, but without providing kitchens for individual units.

Shaft: A vertical opening or enclosed space extending through two (2) or more floors of a building, or through a floor and roof.

Shall: Indicates that which is required.

Should: Indicates that which is recommended but not mandatory.

Space Heater (room heater): A self-contained above-the-floor device for furnishing heated air, through openings in its' casing, directly into the space in which the device is located or immediately adjacent to it. The device may be free-standing or recessed in a wall or partition.

Story: That portion of a building between a floor and the next floor above.

First Story (First floor): The lowermost story that has at least half it's total floor area designed for and finished as living accommodations. For the purpose of determining this area, the area of halls, closets and stairs is included. The area of storage, utility or heating rooms or spaces is not included. The location of the first story as defined herein is based upon the use of the space rather than on the location of entrance doors or the finished grade.

Half Story: A story finished as living accommodations located wholly or partly within the roof frame and having a floor area at least half as large as the story below. Space with less than four (4) feet clear headroom shall not be considered as floor area.

Top Story: The story between the uppermost floor and the ceiling or roof above.

Street: A public or private way which affords principal means of vehicular access to properties which abut thereon.

Ventilation:

Mechanical: Supply and removal of air by power-driven devices.

Natural: Ventilation by openings to outside air through windows, doors or other openings.

Walls:

Bearing Wall: A wall which supports any vertical load in addition to it's own weight.

RESIDENTIAL STANDARDS

Residential properties to remain shall comply with the following additional standards:

Such residential properties as do not conform to the proposed residential zoning may remain, provided, that the following standards are met.

GENERAL

The minimum property standards FHA No. 300 for 1 or 2 living units and FHA 2600 for 3 or more living units shall be used as a guide for new construction, materials, site and structural planning, mechanical and electrical installations, in properties 1 through 11 units.

SERVICE AND FACILITIES

Utilities shall be independent for each property without dependence upon other properties.

Independent facilities shall be provided for each living unit except that common facilities such as laundry and storage space or heating may be provided for each property.

Each building and each living unit within the building shall contain provisions for each of the following:

- a. A continuing supply of safe potable water.
- b. Sanitary facilities and a safe method of sewage disposal.
- c. Heating adequate for healthful and comfortable living conditions.
- d. Domestic hot water.
- e. Electricity for lighting and for electrical equipment used in the dwelling.
- f. Provisions for the removal of trash and garbage and its sanitary storage pending removal.

Storm Water Connections to Sanitary Sewers: The connection of downspouts and other storm water drainage systems to sanitary sewers shall be terminated where reasonable.

#### ACCESS

##### Access to the Property:

Each property shall be provided with vehicular access to and from the property at all times by an abutting public or private street. Private streets shall be protected by a permanent easement.

In isolated cases, properties having no vehicular access but having permanent pedestrian access at least 5 feet wide by easement or held in fee simple, may be acceptable, provided vehicular parking is permanently available nearby. Likewise, small groupings of properties not having direct vehicular access may be acceptable where there are convenient and permanently available parking bays. In either of these variations there must be judged to be continued market acceptance of the variation.

##### Access to the Building:

Walks and steps shall be provided for convenient all weather access to the structure, constructed so as to provide safety, reasonable durability and economy of maintenance.

##### Access to Each Living Unit:

Access to each living unit shall be provided without passing through any other living unit.

##### Access to Rear Yard:

Access to the rear yard from each living unit is recommended. However, such access is not acceptable where it is dependent upon passage through another living unit.

Each building shall be provided with access to the rear yard. This access for a detached dwelling should be directly from a street. For a row dwelling, the access shall be by means of an alley, easement, open passage through the dwelling or other acceptable means.

##### TYPES OF ACCEPTABLE DWELLINGS:

Types of acceptable dwellings are: Detached, semi-detached, row and

end-row dwellings. Each type may contain one through eleven living units.

A semi-detached, row or end-row dwelling shall be separated from an adjoining dwelling or dwellings by a party or lot line wall extending the full height of the building. See paragraphs entitled Party or Lot Line Walls and Walls, Floor and Ceiling Construction under heading INTERIOR FIRE PROTECTION.

#### Method of Determining Number of Living Units:

Each dwelling or portions thereof providing complete living facilities for one family shall be counted as a living unit. To be acceptable, however, all living units shall comply with these PRS.

A room or group of rooms, containing complete living facilities, such as an apartment of a janitor, caretaker or servant shall be counted as a separate living unit.

#### PARTIAL NON-RESIDENTIAL USE:

Any non-residential use of the property shall be subordinate to its residential use and character. For properties of one through four living units, the extent of this non-residential use shall not exceed 25 percent of the total floor area.

For one or two story structures in properties not exceeding four living units, where the percentage of total dwellings in the neighborhood having non-residential space included is small, and the use is considered harmonious and architecturally compatible, a higher percentage of non-residential space, (that provided in the above paragraph), may be permitted up to but not exceeding 50 percent of the total floor area.

For properties which include five or more living units, the maximum space devoted to non-residential use shall not exceed 20 percent of the gross floor area devoted to residential use. The gross floor area includes, corridors, stairs, elevators, lobbies, etc. Laundry, garage space for tenants up to a ratio of one space per living unit, all storage for the residential and commercial tenants, or project storage and other service spaces are not considered in area computations.

A property, any portion of which is designed or used for non-residential purposes, is not acceptable if the type or extent of the non-residential use is in-harmonious with the residential character of the property for family occupancy. An inharmonious use is one which by its unresidential appearance, excessive noise or odor, lack of sanitation, or unwholesome influence on people adversely affects the neighborhood in which it is located.

#### DILAPIDATED OR BLIGHTED STRUCTURES:

All dilapidated portions of existing properties or blighted structures which are not economically repairable shall be removed. Also, see paragraph under heading EXTERIOR APPURTENANCES.

#### VARIATIONS TO STANDARDS:

A variation to mandatory provisions contained herein, may be permitted by the proper authorities for specific cases only, when the variation attains the stated objectives contained herein and when one or more of the following conditions justify the variation:

- a. Topography of the site is such that full compliance is impossible or impracticable.
- b. Long established local practices and customs in the area indicate the variation is not unusual.
- c. Design and planning of the specific property offers improved or compensating features providing equivalent desirability and utility.

#### SITE CRITERIA

##### OBJECTIVE:

The individual site under consideration shall be appropriate to the neighborhood in which it is located and not have characteristics which will induce or perpetuate neighborhood blight or obsolescence.

##### OPEN SPACE:

Every dwelling shall have yard space of such size and so planned as to permit convenient access for maintenance, adequate light and ventilation of rooms and spaces, and reasonable privacy. There should be adequate open space for laundry drying, gardening, landscaping, and outdoor living. The open space may be at the rear, front or one of the side yard areas.

##### PARKING:

There shall be provided one parking space for each dwelling unit, within the block or within 300 feet, whichever is less, except for low rent public housing or housing especially designed for the elderly which shall be adequate to meet the demand. All parking spaces shall be paved, landscaped, lighted and drained, and in a manner compatible with the development of the Project as a whole.

##### YARDS AND COURTS:

###### Yards

Yard dimensions shall generally provide for at least the following:

- a. Side yard, 2 ft. with minimum of 6 ft. between buildings and/or a maintenance easement.

###### Courts

- a. Outer courts shall have a least dimension of 8 feet if windows of habitable rooms occur in walls opposite each other and serve separate living units or buildings.
- b. The distance between building walls of outer courts under other conditions shall be not less than 5 feet.
- c. Inner courts should have at least 20 sq. ft. area and minimum dimensions as for outer courts.
- d. Covered light shafts, or open shafts less than 50 sq. ft. area, are not acceptable as providing ventilation to bedrooms or living rooms.

end-row dwellings. Each type may contain one through eleven living units.

A semi-detached, row or end-row dwelling shall be separated from an adjoining dwelling or dwellings by a party or lot line wall extending the full height of the building. See paragraphs entitled Party or Lot Line Walls and Walls, Floor and Ceiling Construction under heading INTERIOR FIRE PROTECTION.

#### Method of Determining Number of Living Units:

Each dwelling or portions thereof providing complete living facilities for one family shall be counted as a living unit. To be acceptable, however, all living units shall comply with these PRS.

A room or group of rooms, containing complete living facilities, such as an apartment of a janitor, caretaker or servant shall be counted as a separate living unit.

#### PARTIAL NON-RESIDENTIAL USE:

Any non-residential use of the property shall be subordinate to its residential use and character. For properties of one through four living units, the extent of this non-residential use shall not exceed 25 percent of the total floor area.

For one or two story structures in properties not exceeding four living units, where the percentage of total dwellings in the neighborhood having non-residential space included is small, and the use is considered harmonious and architecturally compatible, a higher percentage of non-residential space, (that provided in the above paragraph), may be permitted up to but not exceeding 50 percent of the total floor area.

For properties which include five or more living units, the maximum space devoted to non-residential use shall not exceed 20 percent of the gross floor area devoted to residential use. The gross floor area includes, corridors, stairs, elevators, lobbies, etc. Laundry, garage space for tenants up to a ratio of one space per living unit, all storage for the residential and commercial tenants, or project storage and other service spaces are not considered in area computations.

A property, any portion of which is designed or used for non-residential purposes, is not acceptable if the type or extent of the non-residential use is in-harmonious with the residential character of the property for family occupancy. An inharmonious use is one which by its unresidential appearance, excessive noise or odor, lack of sanitation, or unwholesome influence on people adversely affects the neighborhood in which it is located.

#### DILAPIDATED OR BLIGHTED STRUCTURES:

All dilapidated portions of existing properties or blighted structures which are not economically repairable shall be removed. Also, see paragraph under heading EXTERIOR APPURTENANCES.

#### VARIATIONS TO STANDARDS:

A variation to mandatory provisions contained herein, may be permitted by the proper authorities for specific cases only, when the variation attains the stated objectives contained herein and when one or more of the following conditions justify the variation:

## SITE IMPROVEMENTS:

The open space of each property shall provide (a) for the immediate diversion of water away from buildings and disposal from the lot, (b) prevent soil saturation detrimental to structures and lot use, and (c) where needed, appropriate paved walks, parking areas, driveways, exterior steps and landscaping.

Any new site improvements installed shall comply with Chapter XII of the MPS for One and Two Living Units or F.H.A. 2600 for 3 or more Living Units, as feasible.

## BUILDING PLANNING:

### Objective:

To assure a living unit which provides for a healthful environment and complete living facilities arranged and equipped to assure suitable and desirable living conditions commensurate with the type and quality of the property under consideration.

## SPACE STANDARDS

### Objective:

To provide each living unit with space necessary to provide suitable living, sleeping, cooking and dining accommodations, storage, laundry and sanitary facilities; also, to provide space of such size and dimensions so as to permit placement of furniture and essential equipment.

### General:

For existing work, dimensions for interior spaces are based upon measurements taken between finished floor, wall, ceiling or partition surfaces.

The area occupied by a stair or by closets shall not be included in the determination of required room area.

Habitable rooms in basements or below grade intended for year round occupancy shall comply with building planning standards in the same manner as rooms above grade. See section titled LIGHT AND VENTILATION.

### Minimum Room Sizes:

Room sizes shown in schedule below shall be the minimum permitted for any subdividing of existing spaces, or for the construction of any new rooms. Unremodeled existing rooms, where considered adequate in size and arrangement for the intended function, may be acceptable if not more than 10 percent smaller than the minimums given in the following schedule.

### SCHEDULE

| Name of<br>Space (1) | Minimum Area (Sq.Ft.) (2) |                 | Least<br>Dimension (3) |
|----------------------|---------------------------|-----------------|------------------------|
|                      | 1 & 2 BR LU               | 3 or more BR LU |                        |
| LR                   | 140                       | 150             | 10'0"                  |
| DR                   | 80                        | 100             | 7'8"                   |
| K                    | 50                        | 60              | 3'0" (4)               |
| K'ette (5)           | 20                        | NP              | 3'4"                   |
| BR                   | 70                        | 70              | 7'0"                   |

| Name of Space (1) | Minimum Area (Sq.Ft.) (2) |     |              |       | Least Dimension (3) |
|-------------------|---------------------------|-----|--------------|-------|---------------------|
|                   | 1 & 2 BR                  | LU  | 3 or more BR | BR LU |                     |
| Total BR          | 1 BR                      | 100 | 3 BR         | 240   | 1st BR of each      |
|                   | 2 BR                      | 170 | 4 BR         | 340   | LU 8'0"             |
| OHR (6)           |                           | 70  |              | 70    | 7'0"                |
| LR-DA             |                           | 160 |              | 180   | (9)                 |
| LR-DR             |                           | 200 |              | 220   | (9)                 |
| LR-DA-K (7)       |                           | 210 |              | 240   | (9)                 |
| K-DA (7)          |                           | 80  |              | 100   | (9)                 |
| K-DR (7)          |                           | 120 |              | 140   | (9)                 |
| K'Ette-DA (7)     |                           | 60  |              | 80    | (9)                 |
| LR-DA-BR (8)      |                           | 220 |              | -     | (9)                 |
| LR-BR (8)         |                           | 190 |              | -     | (9)                 |

#### NOTES

##### 1. Abbreviations:

LU = Living Unit  
 LR = Living Room  
 DR = Dining Room  
 DA = Dining Area  
 K = Kitchen

K'ette = Kitchenette  
 BR = Bedroom  
 OHR = Other Habitable Room  
 NP = Not permitted

- Minor variations to these areas may be permitted when existing partitions preclude compliance.
- Least dimensions shown shall apply for 90 percent of the required room area. Minor variations to these dimensions may be permitted when existing partitions preclude compliance.
- Clear passage space.
- Permitted in LU of O-Br or 1- BR only.
- An "Other Habitable Room" (OHR) shall meet all requirements for habitable rooms, have a closet of approximately 6 sq. ft., and shall have a means of complete separation from other rooms.
- The combining of a kitchenette with a bedroom in a single room shall not be permitted. The designation of K in combination with other spaces may be considered either as a kitchen or kitchenette.
- Permitted only in Living Unit having no separate bedroom.
- Least dimension of appropriate room function applies.

#### Ceiling Heights:

The minimum ceiling heights for habitable rooms, bathrooms and halls shall be as follows:

##### Habitable Rooms:

- Average height for required room, 7 feet - 6 inches.
- Floor area with less than 4 feet clear headroom is not to be included in required room area.

Bathrooms, toilet compartments, utility rooms, etc., 6 ft. 8 in. clear.

Halls, 6 ft. 8 in. clear.

#### Privacy and Arrangement:

A degree of privacy shall be provided commensurate with suitable living conditions by means of the proper location of exterior openings to exterior conditions, and by the interior arrangement of rooms, particularly with reference to access to bathrooms from bedrooms.

Access to all parts of a living unit shall be possible without passing through a public hall.

Every water closet, bathtub or shower of a living unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.

A bathroom location is not acceptable if it is used as a passageway to a habitable room, hall, basement or to the exterior. Also, the only access to a single bathroom is not acceptable through a bedroom in living units having more than one bedroom.

A bedroom shall not be used as the only means of access to another bedroom or habitable room.

#### Kitchen Facilities:

Each living unit shall have a specific kitchen space which contains a sink with counter work space and having hot and cold running water and adequate space for installing cooking and refrigeration equipment, and for the storage of cooking utensils.

Minimum areas and dimensions of kitchen storage space shall generally be as follows:

- a. Total shelving in wall and base cabinets: 30 square feet
- b. Drawer Area: 5 square feet
- c. Usable storage shelving in cooking range or under sink may be counted in the total shelving needed.

#### Bath Facilities:

Complete bathing and sanitary facilities shall be provided within each living unit consisting of a water closet, a tub or shower and a lavatory. Provide an adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least 90° door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. Bathtub shall be not less than 4 ft. 6 in. long, and if a square tub - 4 ft. minimum. Shower, if provided, shall have a least dimension not less than 30 inches.

#### Space for Laundry Facilities:

Adequate space shall be provided for laundry equipment within each living unit, off of a public corridor, or in a basement or other suitable public space for the use of all occupants of a building. Where nearby public commercial laundries are available, consideration may be given as to the extent residents of the project can be expected to use them in determining laundry space needs.

#### Closets:

Clothes closet space shall be provided within each living unit on the

basis of approximately 6 sq. ft. for the first BR plus 6 sq. ft. for each additional BR. The space provided shall be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly off of a hall or living or dining room.

Where separate closets for each existing bedroom are not possible, a closet elsewhere within the living unit may be acceptable provided the minimum area is obtained and is reasonably accessible to the bedroom.

Clothes closets shall have a shelf and rod.

Within each living unit, total shelf area or built-in drawer space of at least 8 sq. ft. shall be provided for linens. This space shall be appropriately increased for living units having 3 or 4 bedrooms.

#### General Storage:

Each living unit shall have a designated closet or other suitable space within the unit or locked space elsewhere within the building.

#### LIGHT AND VENTILATION

##### Objective:

To provide a healthful environment and an acceptable degree of comfort within all rooms and hallways of the dwelling, by having sufficient light and ventilation and by the provision of natural ventilation of structural spaces to minimize conditions conducive to decay and deterioration.

##### Habitable Rooms:

All habitable rooms, except kitchens, shall have natural light, provided by means of windows, glazed doors, or skylights. A glass area of at least 10 percent of the floor area shall be provided for new or re-modeled rooms or other spaces. Existing rooms not disturbed in the rehabilitation shall have a glass area not appreciably below a total of 10 percent of the floor area.

An acceptable means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchens a mechanical ventilation system may be substituted. A ventilation area of 4 percent of the floor area of the space shall be provided.

Artificial light shall be provided and so distributed as to assure healthful and sanitary conditions in all rooms or spaces. See section entitled ELECTRICAL.

An interior room not having its own source of natural light and ventilation is acceptable only where the room is adjacent to an outside room which has adequate natural light and ventilation, calculated on the basis of the combined floor area of the two rooms, and where the separating wall between the two rooms has a clear horizontal opening approximately 6 feet wide. The interior room shall not be a bedroom.

See section entitled Courts under YARDS AND COURTS for minimum court dimensions.

##### Kitchens:

Artificial light shall be provided and distributed so as to give effective

illumination throughout.

Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 3 sq. ft., or by mechanical ventilation in accordance with paragraph 2 under GENERAL section and section entitled MECHANICAL VENTILATION AND AIR CONDITIONING, both under MECHANICAL EQUIPMENT. Where a kitchen is not separated from the living room by partitions and door or permanent screen, provide mechanical ventilation for the kitchen.

Bathrooms and Toilet Compartments:

Artificial light shall be provided.

Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 1½ sq. ft., or by mechanical ventilation in accordance with paragraphs under sections mentioned above, or by gravity-type ventilation equipped with a wind-driven roof ventilator above the roof level.

Public Spaces:

General

Adequate artificial light shall be provided for all public spaces.

Public Entrance Spaces to Building:

- a. Either natural ventilation of at least 4 percent of floor area or mechanical ventilation shall be provided.

Public Hallways and Stairways:

- a. Public hallways and unenclosed stairways shall be provided with either natural ventilation (at least 4 percent of floor area) or mechanical ventilation.
- b. Where dependence is placed upon natural light for daytime use of hallways or unenclosed stairways, windows, skylights or the equivalent shall be provided containing at least 10 sq. ft. of glass area, or its equivalent, for each floor so served.
- c. Enclosed stairways shall be ventilated by a mechanical or gravity system to provide approximately 4 air changes per hour.

Habitable Rooms of Living Units Below Grade:

For habitable rooms below grade, the depth of the finish floor below its adjacent outside grade level shall not exceed 4 ft.0 inches. Natural light and ventilation standards for habitable rooms above grade shall apply.

Ventilation of Utility Spaces:

Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

### Ventilation of Structural Spaces:

Natural ventilation of spaces such as attics and enclosed basementless spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics.

All exterior ventilation openings shall be effectively and appropriately screened.

### DOORS AND ACCESS OPENINGS

#### Objective:

To provide openings adequate in size to admit furniture and equipment to all spaces and to permit inspection for repair and maintenance.

#### Exterior Doors:

Existing doors in sound condition and to remain shall approximate in size the following, and the minimum size of new doors installed in new openings shall be:

|                        | <u>WIDTH</u> | <u>HEIGHT</u> |               |
|------------------------|--------------|---------------|---------------|
| a. Main entrance door  | 3'0" (1)     | 6'6"          |               |
| b. Service doors       | 2'6"         | 6'6"          |               |
| c. Garage doors, 1 car | 8'0"         | 6'4"          | clear opening |
| d. Garage doors, 2 car | 12'0"        | 6'4"          | clear opening |

1. Where serving five (5) or more Living Units: 3' minimum

Where new doors are installed in acceptable existing door openings, the doors should approximate the sizes given above.

Exterior doors shall have safe locks.

#### Interior Doors:

Provide a door for each opening to a bedroom, bathroom or toilet compartment. Doors to bathrooms and toilet compartments shall be hinged or sliding and shall have locks.

Existing doors in sound condition and to remain shall approximate in size the following, and minimum size of new doors installed in new openings shall be:

- a. Habitable rooms: 2 ft. 6 inches wide
- b. Bathrooms, toilet compartments and closets other than linen and broom: 2 ft. 0 inches wide
- c. Service stair door: 2 ft. 6 inches wide
- d. Cased openings: 2 ft. 4 inches wide
- e. To public stairway enclosures: single door 3 ft. 0 inches wide  
double door 2 ft. 4 inches wide
- f. Height of all interior doors: 6 ft. 6 inches wide

Where new doors are installed in acceptable existing openings, the doors shall approximate the sizes given above.

### Attic and Basementless Spaces:

Access to attics shall be provided by means of conveniently located

scuttles, disappearing or permanently installed stairway. For attic and basementless spaces, the minimum access opening shall be 14 x 22 inches. However, if either are to contain mechanical equipment, the access opening shall be of sufficient size to permit the removal and replacement of the equipment.

## STAIRWAYS

### Objective:

To assure that all stairways provide safety of ascent and descent, and an arrangement of stairs and landings which have adequate headroom and space for the passage of furniture and equipment.

Reference shall be made in all stairway planning to provisions given in FIRE PROTECTION section of this P.R.S. Likewise, provisions given on interior and exterior stairway planning in Section 607, Chapter VI, of M.P.S. for One and Two Living Units, F.H.A. No. 300, shall be used as a reference in the following ways:

- a. Existing stairways in sound condition to remain, or to be repaired, shall not be dangerously or to any serious extent below minimum standards as to rise and run of steps, headroom, obstructions, stair width, landings or railing protection.
- b. New stairways to be constructed shall comply with the provisions of the M.P.S. referenced just above.
- c. Winder-type steps shall not be used in stairways of dwellings where more than one family use the stairway, unless a separate means of egress for each living unit is provided, which is not a secondary exit.

## HALLWAYS

### General:

Hallways shall provide adequate, safe, and unobstructed circulation from living units or other spaces to various means of exit.

### Distance of Travel:

Where a required stairway is not enclosed and is open to a hallway, the maximum distance of travel from the entrance door of any living unit to the stairway shall not exceed 20 feet. Where the stairway is enclosed, this distance shall not exceed 30 feet.

### Width:

Hallways providing access to stairways and serving more than one family shall not be less than 3 feet wide.

## EXTERIOR APPURTENANCES

All exterior appurtenances or accessory structures which serve no useful purpose, or those in a deteriorated condition which are not economically repairable shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, miscellaneous sheds. Where a structure is needed for utility or privacy and the existing one

requires removal, it shall be replaced with a structure that appropriately serves the dwelling.

Chapter VI of the F.H.A. 300 for One and Two Living Units shall be consulted for planning requirements for new accessory structures. For structures of over 11 units, F. H.A. 2600 shall be consulted.

#### TRASH AND GARBAGE DISPOSAL

Every dwelling and multifamily building shall be supplied with a means of disposal or removal of trash and garbage.

Where disposal will not take place promptly, there shall be a convenient and appropriate temporary and sanitary storage for trash and garbage provided, which is inaccessible to rodents.

#### FIRE PROTECTION

##### Objective:

To assure a high degree of safety to life and property preservation for the dwelling, by the separation of living units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed spaces within the building, and by providing exits which will permit persons to leave the building with safety.

##### Exits:

Each one or two family dwelling and each living unit in multifamily properties shall have at least one exit, which is a doorway, protected passageway or stairway, providing unobstructed travel directly to the outside of the building at street or grade level. In addition, there shall be a suitable and separate secondary exit from each living unit by means of a doorway, stairway, protected passageway, or openable window. In buildings three or more stories above grade, the secondary exit from the third story, or from any additional stories, shall be by stairway, fire escape or horizontal passageway providing a safe path of escape in case of emergency.

Access to either required exit shall not necessitate passage through another living unit, nor shall either exit be subject to locking by any device which would impede or prohibit ready egress.

In three or more story structures accommodating more than one family, there shall be at least one noncombustible stairway, except that a combustible stairway is acceptable under either of the following conditions:

- a. An approved automatic sprinkler system, in accordance with National Fire Protection Association Standard No. 13, shall be installed in the stairhall and above the stairs on all floors.
- b. The stairway shall not be enclosed within walls providing not less than one hour fire resistance rating. Door openings in stairway enclosures shall be protected by doors and door frames having not less than 3/4 hour fire resistance rating. Flush type, solid wood, 1 3/4 inch thick doors are an acceptable alternate. All doors shall be equipped with self-closing devices. No transoms shall be permitted.

In three or more story structures containing a total of more than eight living units, one interior stairway of combustible materials is acceptable only where both (a) and (b) above are provided.

Where the secondary exit is by means of an openable window, the opening shall be at least 5 sq. ft. in area with a minimum dimension of 20 inches. The bottom of the opening, or sill height, shall not be more than 3 ft. 6 inches above the floor. Where storm windows, screens or burglar guards are used, these shall be readily openable from the inside.

Every below grade living unit shall have direct and convenient access to the outside of the building at grade level.

#### INTERIOR FIRE PROTECTION

##### Party or Lot Line Walls:

Party or lot line walls shall extend the full height of the building from foundation to or through the roof, without openings. The wall shall effectively prevent the passage of fire at all floor-ceiling intersections with the wall. If of combustible construction, the wall shall have horizontal fire stopping located approximately midway between each floor and ceiling. The fire resistance rating of the wall, where it is new construction in connection with the present rehabilitation, shall not be less than 2 hours. Fire resistance ratings shall be in accordance with Standard Designation E 119-61 of the American Society for Testing Materials. This test method is also NEPA Standard No. 251, and Underwriters Laboratories No. UL 263. Existing walls shall have a fire resistance rating of not less than the following:

- a. 3/4 hour, where one or more party walls separate two, but not more than six, residential buildings having a combined total of not more than 12 living units, all of which are located between party, lot line or exterior walls of non-combustible materials having not less than a 2 hour fire resistance rating.
- b. 2 hour, where a party wall separates two multifamily buildings either of which contains more than eight living units, or where the total living units contained in both buildings exceed twelve.
- c. 2 hour, where the residential building adjoins a non-residential building or property.

##### Walls, Floor, and Ceiling Construction:

Existing wall, floor and ceiling construction separating living units or separating a living unit from a public hallway, other than party or lot line walls, shall be constructed so that at least 3/4 hour fire resistance rating is provided.

Where such existing construction is to be disturbed by new openings or stripped down, and where new walls, floors or ceilings are planned, the fire resistance rating shall be not less than 3/4 hour.

The underside of all flights of wood stairs to remain, if exposed, shall be covered with a noncombustible material. Existing plaster in this location which is in good condition may remain.

### Surface Flame Spread Ratings:

The classification of interior finish and trim materials shall be in accordance with Standard Designation E 84 of the ASTM, (this test method is also NEPA Standard No. 255 and UL 723), and as shown in the table below.

Interior wall and ceiling finish materials shall not exceed the surface flame spread ratings given in the following table, except as noted under the paragraph following the table below.

| LOCATION                                                         | CLASS | FLAME SPREAD RATING |
|------------------------------------------------------------------|-------|---------------------|
| Hallways, Stairways and Other exits                              | B     | 25-75               |
| Within Living Unit except for Kitchen Space                      | C     | 75-200              |
| Kitchen or Kitchen Space                                         | B     | 25-75               |
| Small spaces enclosing heating or other Fire hazardous equipment | A     | 0-25                |

Existing interior finish materials to remain, which have a surface flame spread rating of more than 200, shall be covered with an acceptable flame resistant paint.

### Enclosure of Vertical Openings:

For properties containing more than four living units, stairways from the first floor, leading to below-grade open space or rooms containing heating equipment shall be enclosed with partitions providing at least a 1 hour fire resistance rating. This enclosure shall include all space beneath the stair. A self closing door shall be provided at the bottom of the stairway conforming to Underwriters Laboratories, Inc., Class C classification.

### Storage Space:

Storage space located on the same floor as the house heater shall be at least 18 feet from the heater, or if closer, shall be separated from it by a noncombustible floor to ceiling partition.

## EXTERIOR FIRE PROTECTION

### Exterior Stairways:

An exterior stairway conforming to the design requirements of interior stairways may be acceptable as a required exit. See section under STAIRWAYS.

Where an exterior stairway is used in place of a required interior stairway, or with buildings three or more stories above grade, it shall be self supporting and constructed of noncombustible materials.

### Roof Covering:

Buildings of from one (1) through four (4) living units:

New composition roof coverings contemplated shall provide a fire retardance equivalent to a Class C roof according to classification of U.L. except for the following additional provision. Where the roof area of the property is greater than 4,000 sq. ft., or is without separation from adjacent properties by an adequate distance or by a continuous parapet wall, the requirements of Class A or Class B roofing of U.L. shall apply.

#### FIRE PROTECTION EQUIPMENT

In three or more story combustible structures, accommodating three or more families, an approved fire alarm system shall be provided of either a manual or automatic type. The system shall be in accordance with NFPA Standard No. 74 M, and installed in conformity with NFPA Standard No. 72 and the National Electrical Code.

#### MATERIALS AND PRODUCTS

##### Objective:

To provide materials of such kind and quality which will assure that the dwelling will provide: (a) appropriate structural strength, (b) adequate resistance to weather and moisture, and (c) reasonable durability and economy of maintenance.

#### STANDARDS FOR MATERIALS AND PRODUCTS

For specific requirements of new materials and products used as replacements or additions to dwellings being rehabilitated, reference shall be made to Chapter VII, MPS for One and Two Living Units, FHA No. 300, or FHA 2600 for structures of over three (3) units.

#### CONSTRUCTION

##### Objective:

To assure that the construction of the dwelling will provide: (a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance, and (e) acceptable quality of workmanship.

##### Structural Soundness:

All structural components of the dwelling shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated building. Sagging of floors, fireplaces, partitions or stairs, and bulging of exterior walls shall be restored as near as practical to an acceptably level or plumb position; and supported or braced so as to prevent a recurrence of these conditions. Stair railings shall be rigid. Individual structural members in a seriously deteriorated condition shall be replaced. Loose jointing of structural members shall be restored to original rigidity.

All new construction work shall comply with MPS for One and Two Living Units, FHA No. 300, or FHA 2600 in structures having over three (3) units, as feasible.

##### Exterior Walls:

##### General

Exterior walls shall provide safe and adequate support for all loads

upon them. Serious defects shall be repaired and cracks effectively sealed.

#### Masonry Walls:

Masonry walls, either solid or veneer, shall prevent the entrance of water or excessive moisture.

#### Basement and Foundation Walls:

Exterior basement and foundation walls shall prevent the entrance of water or moisture into a basement or crawl space area. Cracks in the walls shall be effectively sealed, and loose or defective mortar joints shall be replaced. Where necessary, the interior of exterior face of the walls shall be dampproofed by bituminous coating and cement parging.

Any deficiencies in proper grading or paving adjacent to the building shall be corrected, to assure surface drainage away from basement walls.

#### Floor Construction

##### General:

All floor construction components shall provide safe and adequate support for all intended or likely loads and shall eliminate objectionable vibration.

##### Basement or Cellar Floors:

The floor of all basement or cellar furnace rooms, or basements containing habitable space, shall be paved in an acceptable manner, except under the following condition. Where the basement or cellar has existing wood floor construction over a crawl space and is in a sound, undamaged condition, it may remain provided the crawl space is adequately vented, and height permitting, an acceptable ground cover material is installed on the ground in the crawl space. Provide acceptable concrete pads for all supporting columns, independent of the floor slab.

##### Chimneys and Vents:

Chimneys and vents shall be structurally safe, durable, smoke-tight, and capable of withstanding the action of flue gases.

#### PROTECTION FROM RODENTS, TERMITES OR OTHER INFESTATION

Each dwelling and all exterior appurtenances on the premises shall be adequately protected against rodents, termites or other vermin infestation. An existing building where found to have defects which will permit the entrance into the structure of rodents, termites or other vermin shall be corrected by appropriate preventive measures.

##### Inspection:

A careful inspection shall be made of the dwelling and other structures on each property for evidence of actual or potential infestation.

##### Preventive Measures:

A number of preventive and protective measures against the several forms of infestation are:

- a. Windows or other openings near grade to have snug-fitting screens.
- b. Exterior doors to fit tightly and be flashed at sill
- c. Openings of pipes or ducts through floors or walls to have tightly fitted collars
- d. Cracks and crevices in foundations and above ground walls effectively sealed by pointing with mortar, and holes filled with materials appropriate to adjacent work.
- e. Provision of curtain wall below grade and supplementary to the foundations
- f. Locating sidewalks, driveways or other impervious horizontal surfaces flush against the foundation
- g. Cracked or broken shingles or decayed wood surfaces shall be replaced and joints caulked
- h. Appropriate soil poisoning treatment adjacent to foundations and within hollow masonry foundations, and treatment of soil in enclosed spaces
- i. Apply the precautions or corrective actions recommended by bonded exterminators.

#### EXTERIOR AND INTERIOR FINISHES

##### Objective:

The use of exterior and interior finishes of the dwelling that will assure against the entrance or penetration of moisture and extremes of temperature; protect from damage by decay, corrosion, insects and other destructive elements; and provide reasonable durability and economy of maintenance.

##### General:

All new work shall comply with MPS for One and Two Living Units, FHA No. 300, as feasible, or FHA 2600 in structures having over three (3) units.

##### Exterior Walls:

Repairs to existing siding, stucco or other exterior wall finish method shall use standards for new work as a guide.

##### Roof Covering:

All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces which will prevent the entrance of moisture into the structure and provide reasonable durability. See section entitled Roof Covering under heading EXTERIOR FIRE PROTECTION.

##### Gutters and Downspouts:

Each dwelling shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property, and avoid causing an unsightly appearance of walls and windows where adequate roof overhangs are not provided.

### Flashing:

All critical joints in exterior roof and wall construction shall be protected by sheet metal or other suitable flashing material to prevent the entrance of water.

### Windows, Doors and other Openings:

Existing windows and doors, including its hardware, shall operate satisfactorily and give evidence of continuing acceptable service. Trim and the sash or door needing restoration shall be guided by the following:

- a. Repair, if work can be done in place
- b. Replace, if the entire component needs to be removed in order to restore
- c. Refinish, if only the surface needs work in order to restore to new condition

Screens shall be provided for all windows, doors and other openings.

Existing screens and storm sash shall be in suitable condition to serve the intended purposes.

### INTERIOR WALL AND CEILING FINISH

All interior wall and ceilings of rooms and hallways shall provide (a) a suitable base for decorative finish, (b) a waterproof and hard surface in spaces subject to moisture, and (c) there shall not be noticeable surface irregularities or cracking. See paragraph Surface Flame Spread Ratings under section INTERIOR FIRE PROTECTION for additional consideration.

### FINISH FLOORS

#### General

Finish floors shall be appropriate for the use of the space and provide reasonable durability and economy of maintenance.

#### Kitchen and Bathroom Floors:

Floors in kitchens and bathrooms shall be of a durable, waterproof, non-absorptive material, such as asphalt, vinyl-asbestos, vinyl-plastic, rubber or ceramic tiles, terrazzo or inlaid linoleum. Wood finish flooring for these rooms is not acceptable.

#### Habitable Rooms (other than Kitchen):

Finish floors in habitable rooms shall be wood flooring or a resilient tile or sheet material. Concrete as a finish floor shall be used only under special conditions. Carpeting over a suitable under-layment is also acceptable.

#### Public Hallways and Entrance Spaces:

In hallways, wood, a resilient flooring or carpeting are appropriate finish flooring materials. Noise control shall be considered in making selection.

In public entrance spaces, ceramic tile, terrazzo or concrete are appropriate, in addition to floorings named in the above paragraph. A finish flooring that is resistant to water and dirt shall be given special consideration in these locations.

Carpeting of stairways is not recommended.

#### PAINTING AND DECORATION

Where needed, a protective and decorative finish coating shall provide (a) adequate resistance to weathering, (b) protection of finish surfaces from moisture or corrosion, (c) an attractive appearance, and (d) reasonable durability.

Where painted surfaces are in good condition and it is apparent that painting maintenance has taken place and the property is between such painting periods, and where the rehabilitation will not disturb that part of the building, painting and redecoration is not required.

#### MECHANICAL EQUIPMENT

##### Objective:

To provide mechanical equipment for the building and its living units that will appropriately meet the needs of the intended occupants and be of a quality and condition which will assure: (a) safety of operation, (b) adequate capacity for its intended use, (c) protection from moisture, corrosion or other destructive elements, (d) reasonable quietness of operation, and (e) reasonable durability and economy of maintenance.

##### General

See SERVICE AND FACILITIES on Page 9 for Mechanical equipment. Also see Ventilation of Utility Spaces under LIGHT AND VENTILATION on Page 16.

Provisions relating to mechanical equipment and wiring given in Chapter X of the MPS for One and Two Living Units, or FHA 2600 for Three or More Living Units, shall be used as a guide in making determinations as to the suitability of existing equipment for continued use in the rehabilitated structure.

##### Mechanical Ventilation and Air Conditioning:

Where mechanical ventilation is required for kitchens, bathrooms, or toilet compartments, the installation of new equipment shall be in accordance with paragraph 1002 of the MPS for One and Two Living Units, FHA No. 300.

Exhaust air shall not be circulated from one living unit to another.

Where summer air conditioning is to be included, whether a central system or packaged room or zonal air conditioners, follow the provisions of Section 1004, MPS for One and Two Living Units or FHA 2600 for structures having more than three (3) units.

##### Heating:

Each property shall be provided with a centralized heating facility, or appropriate and sufficient individual space heater, capable of

maintaining a temperature of at least 70 degrees F. when the outside temperature is at the design temperature, in all habitable rooms, bath and toilet rooms, hallways, basement, and recreation rooms. All heating devices or equipment shall have an appropriate recognized approval for safety and performance, or shall be so determined by proper authority.

No open-flame radiant type space heaters shall be provided, and the floor shall be protected in an acceptable manner. For gas - NFPA Standard No. 54 & 54A; for oil - Commercial Standard 101.

Where space heaters are the sole source of heat, a sufficient number of heaters shall be provided to accomplish the objective. As a guide, the maximum distance between the space heater and the center of any room to be heated shall not exceed 18 feet, or through not more than one (1) intervening door.

#### Domestic Water Heating and Storage:

##### Capacities:

Each building, or living unit within a building, shall have domestic water heating and storage equipment in serviceable condition supplying hot water in quantities equivalent to the table below:

| Number Living<br>Units Served | Storage Capacity<br>in Gallons | Heating Capacity<br>Gal. per Hr.<br>100° F. Rise |
|-------------------------------|--------------------------------|--------------------------------------------------|
| 1                             | 20                             | 20                                               |
| 2                             | 30                             | 30                                               |
| 3                             | 40                             | 35                                               |
| 4                             | 50                             | 40                                               |
| 5                             | 60                             | 45                                               |
| 6                             | 70                             | 50                                               |
| 7                             | 80                             | 55                                               |
| 8                             | 90                             | 65                                               |
| 9                             | 100                            | 70                                               |
| 10                            | 110                            | 80                                               |
| 11                            | 120                            | 95                                               |

Where replacement by new equipment is needed, the water heating equipment shall be automatic. Where electric water heaters are used, appropriate additional storage capacity shall be provided to compensate for low heating capacity. All water heaters shall be equipped with approved temperature and pressure relief valve.

##### Capacities = Tankless Type:

Instantaneous water heaters rated in gallons per minute = 100° F. Rise shall be at least equivalent to the following:

|   |                    |                |
|---|--------------------|----------------|
| 1 | Living Unit served | = 2.75 G.P.M.  |
| 2 | " "                | = 5.00 G.P.M.  |
| 3 | " "                | = 7.75 G.P.M.  |
| 4 | " "                | = 10.00 G.P.M. |
| 5 | " "                | = 12.75 G.P.M. |
| 6 | " "                | = 15.00 G.P.M. |
| 7 | " "                | = 17.75 G.P.M. |

|    |                     |   |              |
|----|---------------------|---|--------------|
| 8  | Living Units Served | = | 20.00 G.P.M. |
| 9  | " " "               | = | 22.75 G.P.M. |
| 10 | " " "               | = | 25.00 G.P.M. |
| 11 | " " "               | = | 27.75 G.P.M. |

#### Prohibited Locations:

No water heater shall be installed in any room used or designed to be used for sleeping purposes. No gas or oil fired water heater shall be located in a bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations.

#### Venting:

All fuel burning water heaters shall be connected to a vent leading to the exterior.

### PLUMBING

#### General

The plumbing system and its appurtenances for each dwelling shall provide satisfactory water supply, drainage, venting, and operation of fixtures.

#### Required Fixtures:

For required plumbing fixtures see Kitchen Facilities and Space for Laundry Facilities on Page 15.

#### New Plumbing Work:

Where changes or additions are made to existing plumbing, the provisions of Section 1006, MPS for One and Two Living Units shall be used as a guide.

#### Condition of Existing Plumbing:

Plumbing systems including building sewers shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supply piping or back-siphonage between fixtures.

### ELECTRICAL

#### General

All habitable rooms and other appropriate spaces in each dwelling shall be provided with electric service by a system of wiring and equipment to safely supply electrical energy for proper illumination, and for the appropriate location and use of appliances or other equipment.

#### Existing Wiring and Equipment:

Existing wiring and electrical equipment to remain shall be determined to be in good and serviceable condition, and installed so as not to be a potential source of electrical hazard, or ignition of combustible materials. Replacement of existing wiring and equipment shall be made where these conditions are not fulfilled. Existing electrical facilities where considered inadequate shall be increased to fulfill the intent of the preceding paragraph.

### New Electrical Work:

The provisions of Section 1007, Chapter X, of the MPS for One and Two Living Units, FHA 2600 for Three or More Living Units, and appropriate provisions of the National Electrical Code shall be used as a guide for design layout and installation of electrical work in new construction. Not less than two general lighting circuits (15 amp) and one appliance circuit (20 amp) shall be provided for each living unit. Heavy duty equipment shall have individual branch circuits, as required to comply with the National Electrical Code.

## NONRESIDENTIAL PROPERTY REHABILITATION STANDARDS

### GENERAL ACCEPTABILITY CRITERIA

#### General:

These Property Rehabilitation Standards shall apply to all existing nonresidential properties located within the boundaries of the urban renewal project area covered by this urban renewal plan. All proposals for property rehabilitation shall be subject to planning and design review and approval by the Land Clearance for Redevelopment Authority prior to commencing construction.

#### Local Codes and Regulations:

These standards set forth basic objectives and provisions specifically related to the rehabilitation and conservation of existing properties and shall not be construed as relieving the property owner or his contractor of responsibility for compliance with the applicable Codes and Ordinances of the City of Kansas City, Missouri including established requirements of a Health or other authority having jurisdiction.

Whenever a provision of these Property Rehabilitation Standards is found to be in conflict with a provision of any applicable City Code, Ordinance or Regulation, the provision which establishes the higher standard shall prevail.

#### Service and Facilities:

All utilities shall be independent for each property without dependence upon other properties.

Each building shall contain provisions for each of the following:

- a. A continuing supply of safe potable water.
- b. Sanitary facilities and a safe method of sewage disposal.
- c. Heating facilities adequate for comfortable and healthful conditions.
- d. Adequate supply of hot water in those structures required by applicable City Codes and Ordinances to provide water heating facilities.
- e. Electricity for lighting and electrical equipment.
- f. Provisions for the removal of trash, rubbish and garbage and its sanitary storage pending removal.

### Variation of Standards:

A variation to mandatory provisions contained herein may be permitted by the Land Clearance for Redevelopment Authority for specific cases only when the variation attains the stated objectives contained herein and when one or more of the following conditions justify the variation:

- a. Topography of the site is such that full compliance is impossible or impracticable.
- b. Long established local practices and customs in the area indicate the variation is not unusual.
- c. Design and planning of the specific property offers improved or compensating features providing equivalent desirability or utility.

### Specific Objectives:

The following specific objectives are desired and shall be achieved on all properties where considered economically feasible.

#### Store Fronts or Facades where Open to Public View

Provide new facades for architectural harmony with adjacent structures in the project area including sufficient interior renovation to tie facade to (a) the building function and (b) its service relationship to off-street parking areas and other neighboring uses.

#### Signs

Provide for removal of large unsightly and obsolete signs not in keeping with the project sign requirements and provide for new signs in keeping with the required standards.

#### Off-Street Parking Lots and Facilities

Parking lots and facilities shall be designed and landscaped as to avoid mass areas of unrelieved hard surfaced paving and unrelieved facades of masonry and concrete.

### PLANNING AND SITE CONDITIONS

#### Objective:

The individual site or premise shall be appropriate to the neighborhood in which it is located and shall not have characteristics which will induce or perpetuate neighborhood blight.

#### Use Restrictions:

All properties shall be used in accordance with the Zoning Ordinance of the City of Kansas City, Missouri and the Standards and Controls of this Urban Renewal Plan.

#### Open Areas:

The open, unpaved areas of each property shall be graded to provide for the adequate drainage of all storm water and shall be free of hazards, nuisances or unsanitary conditions.

Open, unpaved areas shall be appropriately landscaped to provide an attractive appearance to enhance the character of the neighborhood.

All vegetation which overhangs a public area shall be appropriately trimmed to prevent the obstruction and views of pedestrian and vehicular movements.

Screening:

- a. Nonresidential uses adjoining residential areas shall be appropriately separated by a landscaped area of at least ten (10) feet wide or a decorative architectural screen of at least six (6) feet high.
- b. Parking areas abutting public walkways or streets shall be appropriately separated by a landscaped area of at least four (4) feet wide or a decorative architectural screen of at least six (6) feet high.

Off-Street Parking:

See Parking and Loading Requirements Section.

Loading Areas:

See Parking and Loading Requirements Section.

Storage:

- a. The storage of all products or materials used in conjunction with the business located on the premises shall be enclosed or appropriately screened from public view.
- b. The storage of garbage, rubbish, trash, wastes, debris, etc., shall be properly stored in an acceptable manner consistent with applicable City Codes and Ordinances so as not to create a health or fire hazard. No garbage, rubbish, trash, wastes, debris, etc. shall be allowed to accumulate on the premises except in approved containers.
- c. In cases where the City does not provide collection service for garbage or rubbish, private arrangements must be made to have such waste matter disposed at least once per week.

Walkways:

- a. On-site walkways shall be in good repair and shall be kept free of ice, snow, dirt, dust and other debris.

Signs:

- a. All allowable permanent signs exposed to public view shall be in good repair, shall be free of unsightly and hazardous conditions and shall be firmly anchored to the structure.
- b. All signs showing excessive weathering or fading shall be repaired to good condition or shall be removed. Signs of nonconforming use, along with their supporting members, shall be removed.

- c. A fabricated major identification sign of noncombustible material may be permitted on the front of a structure facing a public street, provided that the sign does not exceed 100 square feet in area of ten (10) percent of the total first floor wall area facing the public street, whichever is lesser. The sign shall be placed parallel with the front of the building, no part of which shall protrude more than eighteen (18) inches from the wall to which it is attached.
- d. Major identification signs may be planned on not more than two (2) elevations of a building facing a public street.
- e. One (1) secondary sign, not exceeding ten (10) square feet in area, may be permitted at a rear or side entrance and shall comply with other applicable provisions of this Section.
- f. Signs shall be restricted to identification of the name, type of business or operation and products of the person or establishment occupying the premises.
- g. The following signs are prohibited:
  - (1) Pole Signs
  - (2) Signs located on a building roof or projecting above the roof line of the building.
  - (3) Signs painted on any wall of a building.
  - (4) Signs using bare bulb type of lighting.
  - (5) Illuminated signs with intermittent lighting or flashing effects.
- h. Signs for home occupations shall not exceed three square feet in area and be illuminated. Furthermore, such signs shall meet all other applicable provisions contained in the Plan, herein.
- i. The above sign requirements may be waived or altered by the Land Clearance for Redevelopment Authority where a proposal is deemed to be in the best interest of project planning and design.

#### GENERAL CONDITIONS

##### Objectives:

The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standard of the neighborhood and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and downgrading of the neighborhood with the accompanying diminution of property values.

## Exterior of Structure:

### Standards for Materials and Products

All materials and products used in the rehabilitation of nonresidential structures shall provide appropriate structural strength, adequate resistance to weathering and moisture, reasonable durability and economy of maintenance.

### Exterior Walls and Siding:

Exterior walls and siding shall be structurally sound in good repair and free from defects.

All damaged or deteriorated exterior materials shall be repaired or replaced with materials to match existing provided they are of approved type and design.

Exterior walls shall be reasonably watertight and insect and rodent proof.

All exposed surfaces susceptible to decay shall be cleaned and kept painted or otherwise provided with a protective coating sufficient to prevent deterioration.

The sagging or bulging of exterior walls shall be restored as near as practical to an acceptable level or plumb position and supported or braced so as to prevent the recurrence of these conditions. Individual structural members in deteriorated condition shall be replaced.

### Doors and Windows:

All exterior doors and windows shall be in sound working condition and shall be reasonably watertight and insect and rodent proof.

The hardware for all doors and windows shall be in good repair and in sound working condition.

All cracked or broken glass shall be replaced.

### Flashing and Roofing:

All flashing and counterflashing shall be properly installed and shall be watertight.

All roofing shall be in reasonably good repair and shall be watertight.

The sagging or buckling of a roof shall be restored as near as practical to an acceptable level or plumb position and supported or braced so as to prevent the recurrence of these conditions. Individual structural members in a deteriorated condition shall be replaced.

All damaged or deteriorated materials shall be repaired or replaced with materials to match existing provided they are of approval type and design.

Repairs and replacements of roofs in excess of twenty-five (25) per cent of the total surface area shall conform to requirements for new roofing as set forth in applicable City Codes and Ordinances.

Roofs shall have sufficient slope and shall be so designed to convey therefrom all storm water to a system of gutters and downspouts in a satisfactory manner.

Gutters and Downspouts:

All gutters and downspouts shall be properly installed to insure adequate drainage and shall be watertight and protected against rust and deterioration.

Gutters and downspouts shall be in good repair and shall be adequate for their intended purpose.

Downspouts shall be so arranged that they will not dispel storm water onto or adjacent to any public walkway.

Store Fronts:

All store fronts shall be cleaned and painted or refurbished so as to be consistent with the development of the project as a whole to the maximum extent possible.

All store fronts shall be in good repair and shall be free of unsightly or hazardous conditions.

Awnings, Canopies, Marquees, etc.,:

All awnings, canopies, marquees and similar items and their accompanying structural members shall be in good repair and shall not constitute a blighting influence or safety hazard.

All awnings, canopies, marquees and similar items shall be protected against the elements by periodic application of a weather coating material or other protective treatment.

Cornices, Belt Courses, etc.,:

All entablatures, belt courses, trim, wall facings and similar decorative features shall be in good repair and shall be properly anchored.

Exterior Equipment and Facilities:

Every provided facility, piece of equipment, chimneys, cooling towers, smoke stacks and similar appurtenances shall be structurally safe and in good repair with periodic weather resistant treatment.

All roof top equipment shall be appropriately screened from public view, utilizing materials and colors which are harmonious with the building exterior.

Signs:

See Sign Controls.

Mechanical Cooling:

Where the usage of a nonresidential structure requires mechanical cooling this equipment shall be installed.

## STRUCTURAL AND FIRE SAFETY REQUIREMENTS

### Objectives:

To assure that nonresidential buildings are structurally safe and sound and do not constitute a fire hazard.

### Structural Requirements:

All structural elements and foundations of buildings permitted to remain in the project area shall be certified to be structurally sound and capable of being rehabilitated to project standards capable of meeting the City Building Code.

Standards for Materials and Products shall conform to paragraph number one (1) General Conditions Section of these Property Rehabilitation Standards.

### Foundations and Footings:

Every foundation and footing shall be properly constructed of masonry, concrete and/or steel materials or an equivalent material and shall be capable of supporting required loads and preventing the entrance of moisture, rodents, insects and vermin.

Any structure showing signs of undue settlement shall require a soil test and written report from a licensed engineer before any improvements to the structure are undertaken.

### Structural Framing:

Framing for walls, floors, ceilings and roofs shall be capable of supporting required loads and shall be in good repair.

The sagging or bulging of floors, walls, ceilings, partitions or stairs shall be properly restored to an acceptable level or plumb position and supported or braced to prevent the recurrence of these conditions.

Individual structural members that are deteriorated shall be replaced with quality material.

### Stairs:

Every inside and outside stair and each appurtenance thereto shall be properly constructed for safe use and shall be capable of supporting the load that normal use may require.

Every flight of stairs which is more than two (2) risers high shall have hand rails not less than two (2) feet six (6) inches high, measured vertically from the nose of the treads to the top of the rail.

Every stairway shall be free of obstructions.

### Interior Design:

All interior floors, walls, ceilings and woodwork shall be finished in accordance with customary practice for the type of materials shall be properly repaired or replaced.

Standards for Materials and Products shall conform to paragraph number one (1) General Conditions Section of these Property Rehabilitation Standards.

## Fire Safety:

### General

Fire safety standards pertaining to the overall structure and use of materials and fire protection equipment shall comply with the requirements of applicable City Codes and Ordinances.

### Partitions

- a. All partitions within structures shall qualify for at least three-quarter (3/4) hour fire resistant rating.

### Means of Egress:

- a. Each floor shall have at least two (2) safe and unobstructed means of egress located as far apart from each other as feasible.
- b. At least one means of egress from each floor shall lead directly to safe and open space at ground level.
- c. There shall be no point in the building more than one hundred (100) feet from an exit or stairway leading to an exit.

### Vertical Openings:

- a. Stairways, elevator shafts and other vertical openings above the second floor shall be enclosed with a retardant material having at least a one (1) hour fire resistant rating.

### Heating Unit:

- a. The basic heating unit shall be properly installed according to the manufacturer's instructions and applicable City Codes and Ordinances and shall be enclosed by walls and ceilings having at least a two (2) hour fire resistant rating.

## LIGHT AND VENTILATION

### Objective:

To provide a healthful environment and an acceptable degree of comfort by having sufficient quantities of light and ventilation.

### Natural and Artificial Light:

Artificial light shall be provided and so distributed as to assure healthful and sanitary conditions in all rooms and space. No portion of any building used occasionally or incidentally by employees or occupants shall be supplied with less than three (3) foot candles of light.

A minimum of five (5) foot candles of natural and/or artificial light shall be required at all times, measured in the darkest portion for stairways and hallways.

Every toilet or water closet compartment shall be provided with permanently installed artificial light fixtures which are controlled by wall switches.

### Ventilation:

Natural or artificial means of ventilation shall be provided to insure a comfortable and healthful atmosphere throughout the structure in conformance with applicable City Codes and Ordinances.

In all cases where fumes, gases, dusts or mists are present or produced, local exhaust ventilation shall be provided to adequately remove these conditions.

Every window, door, or other opening to the structure used or intended to be used for ventilation shall be properly protected against the entrance of rodents, insects or other vermin.

Every toilet or water closet compartment shall be supplied with adequate natural or artificial ventilation.

### MECHANICAL AND ELECTRICAL EQUIPMENT

#### Objectives:

To provide mechanical equipment and electrical systems for the structure that will be of a quality and condition which will assure safety, adequate capacity, protection from the elements and reasonable durability.

#### Mechanical Equipment:

All mechanical equipment shall be properly installed in accordance with the manufacturer's instructions and applicable City Codes and Ordinances.

#### Toilet Facilities:

Every nonresidential building regularly occupied or intended to be occupied by persons shall be provided with toilet and lavatory facilities.

Separate toilet and lavatory facilities shall be provided for each sex, except in such buildings occupied by six (6) or less persons of both sexes taken together and where said facilities are not used by the public.

All toilet and lavatory facilities and compartments shall be clean. The walls and ceilings of such compartments shall be reasonably smooth and easily cleanable.

The floors of all toilets and water closet compartments shall be reasonably impervious to water.

All plumbing fixtures, water lines and wastes lines shall be properly installed in accordance with applicable City Codes and Ordinances and shall be in good sanitary working condition.

#### Heating Facilities:

Every nonresidential building occupied by persons shall have heating facilities which are properly installed and are capable of safely and adequately maintaining a temperature of at least seventy (70) degrees Fahrenheit in all rooms and spaces occupied by such persons under ordinary minimum winter conditions.

All gas burning heaters and equipment shall be properly installed and vented to the outside atmosphere in conformance with applicable City Codes and Ordinances.

Electrical Systems:

All electrical equipment and facilities shall be properly installed in accordance with the manufacturer's instructions and with applicable City Codes and Ordinances.

Sufficient electrical circuits shall be provided to prevent overloading.

All electrical circuits shall be properly fused in accordance with the latest edition of the National Electrical Code.

Electrical outlets shall be approved type and shall be properly installed for the appropriate use and location of appliances and other equipment in accordance with applicable City Codes and Ordinances.

All conductors, wiring, fixtures and outlets shall be installed in a safe manner in compliance with the City Electrical Code.

All nonresidential structures shall have a minimum of sixty (60) ampere, three-wire electric service entrance. At least two (2) two-wire branch circuits shall be provided.

For Alterations to existing wiring of a method not approved for new work, if the total number of additional consuming outlets shall exceed twenty-five (25) percent of the total number of existing outlets, the electrical system must conform to the requirements for new construction.

All nonresidential buildings shall have a minimum of one hundred (100) ampere, three-wire electrical service entrance. The fuse cabinet or circuit breaker cabinet shall provide for a minimum of six (6) two-wire branch circuits.

## PART E. LAND DISPOSTION SUPPLEMENT

The Plan for new uses in the Central Business District Urban Renewal Area shall be made effective through the enforcement of covenant provisions incorporated in instruments conveying the cleared land. Such covenant provisions shall run with title to the land and will require the redeveloper to devote the land to the uses specified in this Plan, and to comply with all of the requirements thereof. Such instruments will be placed on public record in the Office of the Recorder of Deeds, Jackson County, Missouri. In addition, the FHA minimum property requirements for residential structures shall be met in such cases wherein FHA financing is to be secured.

Upon completion of the previously-described clearance and assemblage actions (involving the purchase of all real property, the undertaking of various vacation actions and the installation of certain public improvements) all land within the area will be disposed of for the various private, public, and semi-public uses described under Part C. Land Use Plan.

### 1. Specific Land Use Designations and Standards and Controls to be imposed

As illustrated on the "Proposed Land Uses Map", Exhibit E, and the detailed maps of the "Disposal Tracts Map", Exhibit G, the various disposal tracts (subject to indicated utility easements) shall be made available for specifically stated purposes in accordance with the permitted uses cited under Part C, Item 2, "Description of Land Use Categories and Intensity of Use".

#### a. General Controls Applicable to all Uses within the Area:

Certain general controls and regulations are made applicable to the Area as a whole:

(1) Relationship to City's Zoning Ordinance and other applicable regulations - in no case are the particular controls of the Urban Renewal Plan less restrictive in nature than those set forth in applicable City regulations, especially those of the City's Zoning Ordinance.

(2) Transient Housing - Transient housing will be permitted to be built on land to be acquired and disposed of in the Urban Renewal Area as outlined and designated in the Comprehensive Development Plan prepared for the Land Clearance for Redevelopment Authority of K.C., Mo.

(3) Access to Public Utility Lines - The City will retain the right of access to those sewer and water lines deemed essential to serve the needs of the City and the Urban Renewal Area, in those portions of streets and alleys which have been, or are to be, vacated. All utility easements of record within the area shall be retained by the City or the private utility company concerned. The cost of the removal, relocation or realignment of any utility facility to accommodate the specific site development plans of any redeveloper shall be the sole responsibility of the redeveloper.

(4) Driveways and Illumination - all driveways shall be so located as not to interfere with the normal traffic flow patterns on public streets. Light standards for the

illumination of parking areas shall be at least twelve (12) feet above ground level but shall not exceed eighteen (18) feet in height. Lights used to illuminate the parking area shall be so placed that they will not reflect on adjoining streets or residential properties.

b. Specific Standards, Controls and other Regulations to be imposed on land to be Offered for Sale or Lease:

The following are made specifically applicable to all new uses in the area, and, to the extent reasonably necessary, to retained or rehabilitated properties adjoining such uses within the Area:

High Density Residential (R-5): Single Family, Duplex; Low (Medium Density) and High-rise (Heavy Density) Apartment Residential

- (1) Building Height: Buildings or structures shall not exceed twelve (12) stories and shall not exceed one hundred eight (108) feet in height, except in new construction where an overall air conditioning system is to be installed, the height shall not exceed one hundred fifteen (115) feet.
- (2) Setback: A setback of at least twenty (20) feet from any street shall be established for any building, and a setback of ten (10) feet for any parking lot.
- (3) Land Coverage: The area occupied by buildings shall not exceed fifty (50) per cent of the net area of the site.
- (4) Lot Area Requirement for Residential Buildings: No residential building shall be erected or altered which makes provision for less than the following number of square feet of lot area:
  - (a) For one and two family dwellings, four thousand (4,000) square feet.
  - (b) For three family dwellings, including conversions, five thousand (5,000) square feet, with one thousand (1,000) square feet additional for each family over three (3).
  - (c) For dwellings with more than three (3) families, other than row houses, hotels, apartment houses and apartment hotels, including conversions, five thousand (5,000) square feet with one thousand (1,000) square feet additional for each family over three (3).
  - (d) For row houses, one thousand (1,000) square feet per family.
  - (e) For apartment houses and apartment hotels, three hundred fifty (350) square feet per family.
- (5) Off-Street Parking: The following provisions shall be made for the parking of motor passenger vehicles on the premises:

- (a) For hospital and other institutional uses - one parking space for each three hospital beds (less bassinets).
- (b) For office and professional buildings - one space for each five hundred (500) square feet of gross floor space, except basement space and other areas within the building used for parking cars.
- (c) For residential buildings -
  - (a) One through four family dwelling units, at the rate of one parking space per unit.
  - (b) Apartments - at the rate of two parking spaces for every three dwelling units.
- (6) Off-Street Loading: The following off-street loading regulations shall apply to all institutional buildings and to all office and professional buildings within the project area:
  - (a) All off-street space for standing, loading and unloading services shall be provided in such a manner as not to obstruct freedom of traffic movement on streets.
  - (b) Each space shall consist of a ten (10) foot by twenty-five (25) foot loading space with fourteen (14) foot height clearance for small trucks and ten (10) foot by forty-five (45) foot loading space for large trucks including tractor-trailers.
  - (c) Spaces shall be provided at the same rate as indicated for M-1 light industrial uses.

#### Local Retail Business (C-2)

- (1) Building Height: Buildings or structures shall not exceed three (3) stories and shall not exceed forty-five (45) feet in height.
- (2) Front and Side Yards: No requirement except when the use abuts or adjoins a residential use within the same block and on the same side of the street. Provided this situation occurs the front yard requirement for this use shall be one half ( $\frac{1}{2}$ ) the abutting or adjoining residential zone and the side yard setback shall be eight (8) feet.
- (3) Rear Yards: The rear yard for business buildings shall be at least three (3) inches in least dimensions for each foot of height of the building at any given level, but must be at least four (4) feet. Where the rear yard abuts or adjoins a residential use, the rear yard shall be at least ten (10) feet in depth.

An accessory building shall be allowed in the above rear yard but shall be kept at least four (4) feet from the rear and side lot lines. On a corner lot, the accessory building shall be set back at least fifteen (15) feet from any street line.

- (4) Lot Width: The minimum width of a lot used exclusively for residential purposes shall be fifty (50) feet.
- (5) Lot Area: No requirement with respect to business buildings; residential structures shall observe the same requirements as stated previously for R-4 residential uses.
- (6) Parking: Off-street parking shall be provided on the premises at the rate of one off-street parking space for each four hundred (400) square feet of gross floor area or fraction thereof, except basement space, and other areas within the building used for parking cars, for each business or commercial establishment within the building.
- (7) Loading: Off-Street space for standing, loading and unloading services shall be provided in a manner as not to obstruct freedom of traffic movement in streets or alleys.
- (8) Sign Control: The following regulations will apply to all signs, billboards and similar outdoor advertising structures:
  - (a) Types Permitted: Name plates or professional signs attached to the wall of the structure or so constructed as to become a part of the building, bulletin boards for public and semi-public institutions, real estate signs advertising the sale, rental or lease of the property, ground signs advertising the business being conducted or products sold on the premises, flat wall signs, and advertising structures including twenty-four (24) sheet poster panels, painted bulletins, in a single-face, double-face or V-type facility.
  - (b) Number: Only one sign advertising the product sold or services rendered on the property for each occupancy and one outdoor advertising structure shall be permitted for each one hundred (100) feet of abutting street frontage.
  - (c) Height: The height of ground advertising structures or ground signs shall be limited to an over-all height of twenty-four (24) feet above the ground plane on which it is mounted.
  - (d) Roof Structures: Roof Structures, except those required by law or ordinance or for mechanical service facilities, shall not be permitted.
  - (e) Setback from Residential uses: If the lot on which such outdoor advertising structure or sign is to be located is immediately adjacent to a residential land use area, then a distance of at least eight (8) feet shall intervene between the closest part of such object, structure, or sign, and the adjacent property line of the said residential land use.

- (f) Facing side of Lot: No structure or sign shall face the side of adjoining lot of a residential land use category within fifty (50) feet of such side of lot line. In the case of a corner lot, no portion of the structure or sign facing the side street shall be within fifty (50) feet of the side or rear lot line of an adjoining lot in a residential land use area.
- (g) Illumination: The illumination of any structure or sign, located so that the major part of such structure or sign faces directly buildings located in a residential land use area, and the nearest abutting edge of any such area is closer than fifty (50) feet to such structure or sign, shall be so limited that there will be no offensive glare to the resident of such property. In no event shall any structure or sign having flashing or intermittent lights be permitted where the major part of such structure faces directly and is located within three hundred (300) feet of any residential property. The above shall not preclude the use of nonflashing, standard reflector or luminous tube type illumination.

- (9) Screening from Residential Uses: Same as M-1.

Central Business District (C-4): This district is designed primarily for the most intensive commercial activities and is centrally located with respect to the metropolitan area. The district permits buildings of greater heights and is characterized by its high concentration of business, financial and governmental institutions, and offices serving the metropolitan and adjoining trade area.

- (1) Use Regulations: Any use or accessory use permitted in other commercial districts and under the same conditions and restrictions as permitted under these uses, except that detached residential buildings permitted in district C-4 shall be limited to multiple family dwelling structures having five (5) or more dwelling units.

Any commercial, recreational or amusement classification not included in any other class.

- (2) Height, bulk, yard, and area regulations: In district C-4, the height of the buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot shall be as follows:

- (a) Height regulations of this district shall be governed only by the bulk regulations as set forth in paragraph b below.
- (b) In order to provide for flexibility of design and to permit higher buildings in this district without increasing the maximum bulk of any building as permitted by this section, the following bulk regulation is established:

- (1) The maximum bulk regulations of buildings in this district shall be measured by the

total gross floor area of any building divided by the total lot area occupied by such building hereinafter referred to as the floor area ratio as set forth in paragraph 2 and 3 below.

- (a) The gross floor area of any building shall be measured from the outside dimension of the walls enclosing each separate floor level of the building. All separate floor levels shall be computed including floor levels of any roof structure which is enclosed by walls but not including floor levels of stories which are fifty percent (50%) or more below the finished grade adjoining the building and not including floor area within the building used for vehicular circulation or storage. Walls which are in common with walls of an adjacent building shall be measured from the center of such walls. Mezzanine or balcony floor levels shall be measured from the outside dimension of exterior or interior walls or railings enclosing such mezzanine or balcony floor level.
  - (b) The total lot area shall be measured from the boundary of the lot, designated by the owner at the time obtaining a building permit as the lot to be occupied by any proposed building. For the purpose only of computing the floor area ratio this total area may include the area of contiguous lots within the same block which are in the same ownership and occupied or partially occupied by existing buildings. In such case the floor area of any existing building or buildings within the designated ownership shall be added in computing the maximum allowable floor area of any proposed building. Contiguous lots shall include lots which may be separated by a public alley.
- (2) The following maximum floor area ratios are hereby established except as otherwise set forth in paragraph 3 below.
- (a) The total gross floor area of any commercial building shall not exceed fifteen (15) times the total lot area occupied by such building.
  - (b) The total gross floor area for any apartment building, apartment hotel or for any building used for mixed commercial and residential use shall not exceed ten (10) times the total lot

area occupied by such building.

- (3) To promote provisions for light, air and open space and to provide additional capacities on the streets for traffic the total gross floor area permitted in any building as set forth by paragraph 2 above may be increased under the conditions and in the amounts indicated in subparagraphs a, b, and c, below.

- (a) Premium for setback at ground floor level only adjoining any street.

For each one (1) square foot of unenclosed area provided at the ground floor level adjacent to the sidewalk on a public street which is over and above that required by the yard regulations of this district and which is not a vehicular entrance or exit, seven (7) additional square feet of floor area may be added to the maximum allowable floor area as set forth in paragraph 2 above. Such yard area shall be paved and/or landscaped and shall be unobstructed except for columns or piers supporting upper stories or a roof. For the purpose of the premium provided by this paragraph the unenclosed area of the ground floor level shall have a minimum ceiling height of fifteen (15) feet above the finished grade adjacent to said unenclosed area.

- (b) Premium for setback of entire building adjoining any street.

For each one (1) square foot of yard area provided at the finished grade level adjoining any street which is over and above that required by the yard regulations of this district, and which extends upward unobstructed to the sky, ten (10) additional square feet of floor area may be added to the maximum allowable floor area as set forth in paragraph 2 above. Such open area at the ground level shall be paved and/or landscaped.

- (c) Premium for setback of building at upper levels.

When any portion of a building occupies not more than fifty (50) per cent of the total lot area designated for such building and when such portion of the building begins at a level not higher than six (6) full floor levels above the highest street floor level, the maximum allowable floor

area set forth in paragraph 2 above may be increased by twenty-five (25) per cent; provided, however, that any portion of the building above the sixth floor level shall set back from any adjoining street property line as follows:

- (1) A distance equal to at least fifty (50) per cent of the width of such adjoining street right of way when such street has a right of way width of sixty (60) feet or less.
  - (2) For each additional one (1) foot of right of way width on such adjoining street in excess of sixty (60) feet the amount of setback required by paragraph (1) next above may be reduced by one (1) per cent.
- (c) No front yard shall be required in this district, except as provided in paragraph next below.

All residential structures, including apartment buildings, apartment hotels, and buildings used for mixed commercial and residential occupancy, shall have a front yard with a minimum depth of fifteen (15) per cent of the depth of the lot, but the depth of such front yard need not exceed fifteen (15) feet, except that the minimum front yard for structures containing twelve (12) stories shall be at least fifteen (15) feet in depth and that for each story above twelve (12) stories, one (1) foot shall be added to this required yard. Any accessory off-street parking facilities provided for the building shall not extend forward of the required front building line; however, enclosed off-street parking facilities provided below the mean grade of the finished ground level in the front yard of the building may extend to the front property line. Open canopies, consisting of a roof and supporting columns but with no permanent front or side walls, may be permitted to cover the walkway between the entrance of any building and the property line.

- (1) No side yards shall be required for any use permitted in this district except as provided in the paragraphs next below.
- (2) Side yards along interior side lot lines for all residential structures, including apartment buildings, apartment hotels, and buildings used for mixed commercial and residential occupancy, shall have a minimum dimension equal to ten (10) per cent of the width of the lot but shall not be less than eight (8) feet and need not exceed ten (10) feet, except that the minimum side yard for structures containing twelve (12) stories shall be at least ten (10) feet and that for each story above twelve (12) stories, one (1)

foot shall be added to this required yard. Any accessory off-street parking facilities provided for the building shall set back at least eight (8) feet from the side property line; however, enclosed off-street parking facilities provided below the mean grade of the finished ground level in the front yard of the building may extend to the side property line. Where the lot abuts or adjoins property with less restrictive side yard requirements, the requirements for off-street parking areas located on said lot shall be the same as for the abutting or adjoining property. Any of the principal uses enumerated in this paragraph, when located on adjoining lots with common side lot lines, may jointly provide for off-street parking areas which extend to the common side lot line.

- (3) On a corner lot, the side yard along the street side property line for any residential structure, as enumerated in paragraph 2 above, and accessory off-street parking facilities shall not be less than fifty (50) per cent of the depth of the front yard required for such residential structure; however, such side yard shall not be less than eight (8) feet. Enclosed off-street parking facilities provided below the mean grade of the finished ground level in the front yard of the building may extend to the front property line. Open canopies, consisting of a roof and supporting columns but with no permanent front or side walls, may be permitted to cover the walkway between the entrance of any building and the property line.
- (4) No rear yard shall be required for any use permitted in this district, except as otherwise provided in the paragraph next below.
- (5) All residential structures, including apartment buildings, apartment hotels, and buildings used for mixed commercial and residential occupancy, shall provide a rear yard equal to thirty-five (35) per cent of the depth of the lot. Such rear yard shall not be less than thirty-five (35) feet and need not be more than fifty (50) feet. Detached accessory buildings are not permitted within the rear yard of any lot occupied by any use enumerated in this paragraph. Any accessory off-street open parking lot shall set back a minimum of six (6) feet from any rear property line. When the lot abuts or adjoins property with less restrictive side or rear yard requirements, the requirements for off-street parking areas located on said lot shall be the same as for the abutting or adjoining property. Any of the uses enumerated in this paragraph, when located on adjoining

lots with common lot lines, may jointly provide for off-street parking area which extend to the common lot line. Where an alley forms the rear property line, no set back from the rear lot is required for any accessory off-street parking facilities. Enclosed off-street parking facilities provided below the mean grade of the finished ground level in the front yard of the building may extend to the rear property line.

- (6) On through lots, the rear yard shall be regarded as a front yard and the rear yard regulations in this case shall be the same as required for front yards as provided by this section.
- (d) For all residential structures, including apartment buildings, apartment hotels, and buildings used for mixed commercial and residential occupancy, the minimum lot width requirement shall be eighty (80) feet.
- (e) No building shall be erected or altered on a lot which makes provision for less than the following number of square feet of lot area:
  - (1) For all residential structures, including apartment buildings, apartment hotels, and buildings used for mixed commercial and residential occupancy in which the greatest floor area of any one of the several floors or the ground plan of the structure is equal to fifty (50) per cent or more of the total lot area, the following minimum lot area for each dwelling unit shall be provided:
    - (a) For one-room efficiency units or those dwelling units without a separate bedroom, there shall be two hundred (200) square feet of lot area per dwelling unit.
    - (b) For those dwelling units providing one (1) separate bedroom, there shall be two hundred fifty (250) square feet of lot area per dwelling unit.
    - (c) For those dwelling units providing two (2) separate bedrooms, there shall be three hundred (300) square feet of lot area per dwelling unit.
  - (2) For all residential structures, as enumerated in paragraph (e)(1) above, in which the greatest floor area of any one of the several floors of the ground plan of the structure is less than fifty (50) per cent of the total lot area, the following minimum lot area for each dwelling unit shall be provided:

- (a) For one-room efficiency units or those dwelling units without a separate bedroom there shall be one hundred (100) square feet of lot area per dwelling unit.
- (b) For those dwelling units providing one (1) separate bedroom, there shall be one hundred fifty (150) square feet of lot area per dwelling unit.
- (c) For those dwelling units providing two (2) separate bedrooms, there shall be two hundred (200) square feet of lot area per dwelling unit.

Off-Street Parking Regulations:

| <u>Use</u>                                                                                                                      | <u>No. of parking spaces</u>                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) For apartments.                                                                                                             | 2 per each 3 apt. units or fraction thereof.                                                                                                                                 |
| (2) For clubs, lodges or similar organizations.                                                                                 | 1 per each 4 members plus 1 per each 4 employees.                                                                                                                            |
| (3) For churches.                                                                                                               | 1 per each 7 persons.                                                                                                                                                        |
| (4) For elementary schools and junior high schools.                                                                             | 1 per each 4 employees.                                                                                                                                                      |
| (5) For senior high schools.                                                                                                    | 1 per each 4 employees plus 1 per each 10 students.                                                                                                                          |
| (6) Educational institutions including colleges, universities, business, commercial or trade schools or any other schools.      | 1 per each 4 employees plus 1 per each 10 students.                                                                                                                          |
| (7) For hotels.                                                                                                                 | 1 per each guest room or suite up to 20 plus; 1 for each 4 guest rooms or suites in excess of 20, but not exceeding 40 plus; 1 for each guest room or suite in excess of 40. |
| (8) For hospitals.                                                                                                              | 1 per each 3 beds (less bassinets) plus 1 per each 4 employees including staff doctors.                                                                                      |
| (9) For convalescent.                                                                                                           | 1 per each 4 patients plus one per each 4 employees.                                                                                                                         |
| (10) For all places of public assembly, including but not limited to theatres, arenas, stadiums, dance halls and funeral homes. |                                                                                                                                                                              |
| (11) For bowling alleys.                                                                                                        | 10 per each lane plus 1 per each 4 employees.                                                                                                                                |
| (12) For medical offices.                                                                                                       | 5 per each doctor practicing in building but not less than 1 per each 550 square feet of gross floor area.                                                                   |
| (13) For offices other than medical offices.                                                                                    | 1 per each 1,000 square feet of gross floor area.                                                                                                                            |

| <u>Use</u>                                                                                                      | <u>No. of parking spaces</u>                    |
|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| (14) For businesses engaged in sale of retail goods or services including establishments serving food or drink. | 1 per each 400 square feet of gross floor area. |
| (15) Combined use of off-street parking facilities shall be subject to the approval of the LCRA.                |                                                 |

Off-Street Loading Regulations: Off-street loading and unloading areas shall apply to each of the following uses or to any building converted to any of the following uses, when such building contains 3,000 or more square feet of gross floor area.

- (1) Hotels.
- (2) Hospitals and institutional buildings.
- (3) Offices.
- (4) Business or commercial buildings.

Square feet of gross floor area (except basement area).

| <u>Number of spaces</u> | <u>Buildings for retail and department store use, manufacturing, storage, etc.</u> |    |                |
|-------------------------|------------------------------------------------------------------------------------|----|----------------|
| 1                       | 3,000                                                                              | to | 25,000 (incl.) |
| 2                       | 25,000                                                                             | to | 85,000         |
| 3                       | 85,000                                                                             | to | 155,000        |
| 4                       | 155,000                                                                            | to | 235,000        |
| 5                       | 235,000                                                                            | to | 325,000        |
| 6                       | 325,000                                                                            | to | 425,000        |
| 7                       | 425,000                                                                            | to | 535,000        |
| 8                       | 535,000                                                                            | to | 655,000        |
| 9                       | 655,000                                                                            | to | 775,000        |
| 10                      | 775,000                                                                            | to | 925,000        |

| <u>Number of spaces</u> | <u>Office buildings, hospitals and hotels, institutions</u> |
|-------------------------|-------------------------------------------------------------|
| 1                       | 3,000 to 100,000 (incl.)                                    |
| 2                       | 100,000 to 335,000                                          |
| 3                       | 335,000 to 625,000                                          |
| 4                       | 625,000 to 945,000                                          |
| 5                       | 945,000 to 1,300,000                                        |
| 6                       | 1,300,000 to 1,695,000                                      |
| 7                       | 1,695,000 to 2,130,000                                      |
| 8                       | 2,130,000 to 2,605,000                                      |
| 9                       | 2,605,000 to 3,120,000                                      |
| 10                      | 3,120,000 to 3,675,000                                      |

Light Industry (M-1):

- (1) Building Height: Buildings or structures shall not exceed six (6) stories and shall not exceed seventy-five (75) feet in height.
  - (2) Front and Side Yards: Same as C-2 commercial uses.
  - (3) Rear Yards: Same C-2 commercial uses.
  - (4) Lot Width: Same as C-2 commercial uses.
  - (5) Lot Area: No requirements with respect to industrial or commercial uses; residential structures shall observe the same requirements as stated previously for R-4 residential uses.
  - (6) Off-Street Parking: Off-street parking spaces shall be provided for commercial uses at the rate of one space for each four hundred (400) square feet of gross floor space, except basement space and other areas within the building used for parking cars. Spaces for industrial uses shall be at the rate of one space for each four employees.
  - (7) Off-Street Loading: The following off-street loading regulations shall apply to all industrial uses within the Project area:
    - (a) All off-street space for standing, loading and unloading services shall be provided in such a manner as not to obstruct freedom of traffic movement on streets.
    - (b) Each space shall consist of ten (10) foot by twenty-five (25) foot loading space with fourteen (14) foot height clearance for small trucks and ten (10) foot by forty-five (45) foot loading space for large trucks including tractor-trailers.
    - (c) Spaces shall be provided at the following rate:
- | <u>No. of Spaces</u> | <u>Sq. Ft. Gross Floor Area (except basements)</u> |    |                 |
|----------------------|----------------------------------------------------|----|-----------------|
| None                 | Less than                                          |    | 3,000           |
| 1                    | 3,000                                              | to | 100,000 (incl.) |
| 2                    | 100,000                                            | to | 335,000         |
| 3                    | 335,000                                            | to | 625,000         |
| 4                    | 625,000                                            | to | 945,000         |
| 5                    | 945,000                                            | to | 1,300,000       |
| 6                    | 1,300,000                                          | to | 1,695,000       |
| 7                    | 1,695,000                                          | to | 2,130,000       |
- (8) Sign Control: Same as C-2 Commercial.
  - (9) Screening from Residential Uses: Same as C-2 Commercial.
  - (10) Operational Regulations: The following operational regulations shall apply to all industrial uses within the Project area:

- (a) Volume of Sound Generated: Every industrial use permitted in the Project area shall be so operated that the volume of sound inherently and recurrently generated does not exceed 50 decibels and within the octave band of from 600 to 1200 cycles per second at any point of any boundary line of the property on which such use is operated.
- (b) Vibration Generated: Every industrial use permitted in the Project area shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point of any boundary line of the property on which such use is located.
- (c) Emission of Heat, Glare, Radiation, Fumes and Smoke: Every industrial use permitted in the Project area shall be so operated that it does not emit an obnoxious or dangerous degree of heat, glare, radiation, fumes or smoke beyond any boundary line of the property on which such use is located.

Public and Semi-public: All public and semi-public uses shall be subject to the particular regulations and controls set forth in the Plan for R-5 Residential uses, plus the following requirements with respect to off-street parking:

- (a) Churches: One parking space for each seven (7) persons present at any one time when the maximum functional use of the church plant (principal building and all accessory buildings) is being made.
  - (b) Other Places of Public Assembly: One parking space for each five (5) persons present at any one time of the maximum functional use of the facility.
- (2) Circulation Requirement: The proposed pattern of public streets serving new uses within the Urban Renewal Area is illustrated on several of the various Exhibit Maps, but specifically on the "Proposed Land Uses Map", (Exhibit E).
  - (3) Redeveloper's Obligations: In order to promote competition and to produce the highest possible return in the disposition of Project property, the Land Clearance for Redevelopment Authority proposes to offer for disposition the areas designated for redevelopment, by accepting competitive proposals for the purchase and development thereof. After proper evaluation, the proposal or proposals most favorable to the successful completion of the entire project would be accepted, and, if necessary, provision would be made for carrying out the project in stages by particular sites. The disposition procedure in this regard would be carried out under and in accordance with the provisions of the Missouri Land Clearance for Redevelopment Authority Law.

In the conveyance of land in the Project area for redevelopment in accordance with this Plan, an obligation will be imposed upon the purchaser to commence and complete the improvements specified in the Plan within a reasonable time.

The Land Clearance for Redevelopment Authority will take all reasonable steps possible to prevent speculation in the holding of land in the Project area.

- (4) Urban Design Objectives and Controls: Overall design objectives are hereby established in order to achieve sound and attractive development within the Urban Renewal Area. These include the following:

- (a) Building Design Objectives: Each building unit shall be an integral element of the overall site design, and shall reflect and complement the character of the surrounding area.

The basic residential design objective is the creation of an environment which is conducive to an improved neighborhood and living conditions. Developers shall provide adequate open space in combination with the proper siting of buildings and location of parking areas. Housing units shall be of varying types and sizes in order to provide a wide choice of those who desire housing in the moderate income ranges.

Building site planning should be such that unending vistas are avoided. Buildings shall offer a sense of scale to the extent that a monotony of one size, shape, bulk or texture is avoided. Special spatial enclosures shall be formed to visually enhance the pedestrian circulation system.

- (b) Parking Design Objectives: Parking areas shall be designed with careful regard given to orderly arrangement, landscaping, amenity of view, ease of access, and as an integral part of the total site design. Vehicular access to the parking areas shall be direct and not in conflict with vehicular movement to service and various uses within the site. Ingress and egress points shall be well distanced from the intersections to avoid congestion and interference with traffic.

Parking areas shall be designed in limited size, landscaped areas to avoid large masses of unrelieved paving. Parking spaces shall be designed to avoid overhang of vehicles on pedestrian walkways.

- (c) Street, Pedestrian Walkways and Open Space Objectives: Streets, pedestrian paths and open spaces shall be designed as an integral part of the overall site design, properly related to existing and proposed buildings.

The pedestrian circulation system shall be designed to serve as a means of separating uses, to form approaches to focal points, and to form direct access without conflict with vehicular uses to the various communal facilities.

The developer/s will provide community facilities for the residential area as may be approved by the Land Clearance for Redevelopment Authority and will maintain such facilities at a quality level in keeping with the nature of the entire project development.

Open space areas shall be scaled in proportion to their purpose and users. All communal open space areas shall be connected by pedestrian walkway. Private open space areas shall be provided in the form of courts, patios, terraces and/or balconies for each housing unit.

- (d) Landscape Design Objectives: A coordinate landscape program shall be developed over the entire area to incorporate the landscape treatment sought for open space, roads, paths and parking areas into a coherent and integrated arrangement. In addition to normal landscaping the developer/s will provide exterior works of art such as murals, statuary and fountains, and other ornamentation to enhance the appearance of the residential and parking garage areas.

With respect to the Authority's rights of review and approval - each individual development proposal will be submitted to the Authority's Board of Commissioners for a determination that the specific requirements of the Renewal Plan have been met, and that the proposal is in keeping, to the maximum extent possible, with the above-cited overall design objectives. The Authority reserves the right to reject any or all proposals which fail to meet or fall short of the achievement of such stated objectives.

- (5) Duration of Controls: The restrictions contained in the Urban Renewal Plan or the Plan as it may be duly amended from time to time shall be binding and effective upon all owners, purchasers or lessees of land, their heirs and assigns, within the area boundaries from the date of purchase or lease for a period of twenty-five (25) years, at which time said restrictions and controls shall automatically extend for successive periods of ten (10) years, unless by a vote of the then owners of a majority of the square foot area within the area, and by approval of the City Council, it is agreed to terminate the Plan at the end of any such period.

PART F. OTHER PROVISIONS NECESSARY TO MEET  
REQUIREMENTS OF APPLICABLE STATE OR  
LOCAL LAW

In carrying out the Urban Renewal Plan for the Central Business District Urban Renewal Area, a number of additional actions will be

required in accordance with the provisions of State Statutes or local City Ordinances and other regulations. These specifically include the following:

1. Zoning Changes

Specific changes in zoning will be required in order to bring such zoning district designations into compliance with the proposed land uses as closely as possible. All such proposed changes are illustrated on the "Existing and Proposed Zoning" map, Exhibit G, and will be made effective by application of the Authority to the City Plan Commission following approval of this Plan by both the Commission and the City Council.

2. Exhibit Material

Certain exhibit maps of the Renewal Plan (notably B, C, D, E and G) have been made a part of the definitive Urban Renewal Plan in accordance with the particular requirements of State Statutes.

3. Cooperation Agreements

It is the intent of the Authority to enter into such cooperation agreement or agreements as are found necessary and desirable with the City of Kansas City, Missouri, to indicate the willingness of the City to carry out all activities required on the part of the City in accomplishing the stated objectives of the Renewal Plan, of the specific proposals contained therein, and with respect to the provision of local grants-in-aid necessary for the undertaking of urban renewal actions within the area.

PART G. PROVISIONS FOR AMENDING PLAN

The Urban Renewal Plan may be changed, modified or amended at any time by the Authority, provided that, if changed, modified, or amended after the lease or sale of real property in the Project Area by the Authority, the change, modification or amendment must be consented to by the redeveloper or redevelopers of the real property affected thereby, or his successors in interest. Where such change, modification, or amendment will substantially change the Urban Renewal Plan as previously approved by the City Council, it must similarly be approved by the City Council.

---

The foregoing Urban Renewal Plan for the Central Business District Urban Renewal Area is hereby certified to be a true copy of the Plan adopted by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, on January 26, 1971 as a definitive revision of the General Urban Renewal Plan for the Area adopted on November 25, 1968. Accordingly, the foregoing Urban Renewal Plan is hereby dated January 26, 1971.

---

Executive Director and Counsel  
Land Clearance for Redevelopment  
Authority of Kansas City, Missouri

Revisions of August 23, 1971: On August 23, 1971, the foregoing Urban Renewal Plan for the Central Business District Urban Renewal Area (NDP No. MO A-1, Area 14) was revised to reflect the following changes:

- (1) The addition of 5 parcels to the list of those to be acquired.
  - (a) Parcels C, D and E in Block 106 are to be acquired under Phase I instead of Phase II as previously indicated.
- (2) Delineation of new disposal tracts, or the modification of the boundaries of previously-designated tracts.
  - (a) Tracts 15, 34 and 35 are to be combined with additional alley area to be vacated and the acquisition of Parcel 106 I to form revised Tract 15.
  - (b) Parcels B, C, D and E in Block 77 and additional vacated alley area are to be combined with Tract 7 to form revised Tract 7.
- (3) The vacation of certain additional alley areas in Blocks 77 and 106.
- (4) Other minor technical revisions to clarify previous wording of the text of the Urban Renewal Plan.

Changes in the text of the Urban Renewal Plan, as most recently revised through August 23, 1971, include the following:

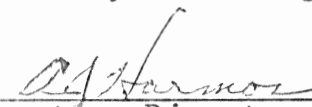
"Page 4 - Items (1), (8), (8)(a) and (8)(b)(2) are hereby revised to read as follows:

- (1) Acquisition of approximately 281 individual Parcels of property by the Authority. These acquisitions were designated in the course of a 15 month intensive study of the area and have been scheduled for acquisition during a fifteen (15) year period and categorized within phases of three (3) five (5) year increments.
- (8) Disposal of approximately 58 tracts of cleared land (See Exhibit E).
- (8)(a) For Public purposes:
  - (1) Public Open Space - 12 tracts.
  - (2) Transportation facets;  
Streets and Public Rights-of-way: 12 tracts.
- (8)(b)(2) Commercial: 9 tracts.

This new Page 66, citing the revisions of August 23, 1971, and bearing the new date of certification as indicated below, are hereby added to and incorporated into the text of the Urban Renewal Plan.

Changes have been made to Exhibit Maps C through G, inclusive, of the Urban Renewal Plan (all bearing a revisions date of August, 1971) to properly reflect the foregoing text changes, and to indicate changes which have taken place through the private removal of buildings or the private construction of new buildings since the exhibit maps were originally prepared in February, 1971.

The foregoing Urban Renewal Plan for the Central Business District Area (NDP No. MO A-1, Area 14) is hereby certified to be a true copy of the Renewal Plan adopted by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, on January 26, 1971, as amended on August 23, 1971. Accordingly, the foregoing Renewal Plan is hereby dated August 23, 1971.

  
Executive Director and Counsel  
Land Clearance for Redevelopment  
Authority of Kansas City, Missouri