

URBAN RENEWAL PLAN
for the
REHABILITATION SECTION
of the
EAST 23rd STREET URBAN RENEWAL AREA
of the
NEIGHBORHOOD DEVELOPMENT PROGRAM
of
KANSAS CITY, MISSOURI

NDP No. MO A-1 (Area 15)

This Urban Renewal Plan for the Rehabilitation Section of the East 23rd Street 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:

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PART A. DESCRIPTION OF URBAN RENEWAL AREA

The East 23rd Street Urban Renewal Area, an area within the Neighborhood Development Program of Kansas City, Missouri, is located three and one-half miles southeast of the center of the City's Central Business District. As indicated on the "Property Map" (Exhibit A), the area is bounded generally on the north by Truman Road, on the east by Van Brunt Boulevard, on the south and west by the right-of-way of the Southeast Freeway (I-70), and on the northwest by 17th Street (between Askew and Cleveland Avenues) and by Cleveland Avenue (between 17th and Truman Road).

The Area is more specifically described as follows:

Beginning at a point which is the intersection of the west line of Cleveland Avenue and the north line of Truman Road; thence east along the north line of Truman Road as extended to the east line of Van Brunt

Boulevard; thence south along the east line of Van Brunt Boulevard as projected to the south line of 17th Street; thence west along the south line of 17th Street to the east line of Brighton Avenue; thence south along the east line of Brighton Avenue to the south line of 18th Street Terrace; thence west 50' along the south line of 18th Street Terrace; thence south along a line 120' east of and parallel to the east line of Poplar Avenue to the north line of 20th Street; thence east along the north line of 20th Street as extended to the east line of Van Brunt Boulevard; thence generally south along the east line of Van Brunt Boulevard to the north right-of-way line of the Southeast Freeway (I-70); thence generally northwest along the north right-of-way line of the Southeast Freeway (I-70) to the west line of Askew Avenue; thence north along the west line of Askew Avenue to the north line of 17th Street; thence east along the north line of 17th Street to the west line of Cleveland Avenue; thence north along the west line of Cleveland Avenue to the Point of Beginning.

The Rehabilitation Section of the East 23rd Street Urban Renewal Area comprises the major portion of the area; specifically excluded is the so-called Clearance Section at the extreme northwestern corner of the overall area. The description of said Clearance Section is as follows:

Beginning at a point which is the intersection of the west line of Myrtle Avenue with the north line of Truman Road; thence east along the north line of Truman Road to its intersection with the east line of Norton Avenue as extended north from south of Truman Road; thence south along the extended east line of Norton Avenue to its intersection with the north line of the east-west alley next south of Truman Road; thence east along said north alley line to its intersection with the east line of the north-south alley next east of Jackson Avenue; thence south along said east alley line to a point 130' north of the north line of 17th Street; thence west along a line 130' north of and parallel to the north line of 17th Street to the intersection of said line with the east line of Jackson Avenue; thence south along the east line of Jackson Avenue to its intersection with the south line of 20th Street; thence west along the south line of 20th Street to the west line of Cleveland Avenue; thence north along the west line of Cleveland Avenue to the north line of 17th Street; thence east along the north line of 17th Street to the west line of Myrtle Avenue; thence north along the west line of Myrtle Avenue to its intersection with the north line of Truman Road, being the Point of Beginning.

Due to the extremely large size of the Area, it has been necessary, for planning and mapping purposes, to divide the Area into three separate Sections. Certain exhibit material, therefore, is presented as "Sheets One through Three, Inclusive". In other instances, it has been possible to present the information as an Exhibit for the Area as a whole.

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 Rehabilitation Section of the East 23rd Street 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) Provision of land for construction (publicly or privately sponsored) of low and low-to-moderate housing facilities.
- (i) Improvement of non-residential facilities through rehabilitation or redevelopment, as appropriate.
- (j) Landscaping of public and private areas, including visual screening of objectional views.
- (k) Elimination of all other blighting conditions affecting the environment of the Urban Renewal Area.

As noted previously, the East 23rd Street Urban Renewal Area is primarily a rehabilitation undertaking, although it includes a sizable clearance section in the northwestern portion. Within the major Rehabilitation Section, however, numerous examples of spot clearance parcels have been identified. As illustrated on the "Acquisition Map", Exhibit F, (Sheets One through Three, inclusive), 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 housing developments of low or moderate cost).

In carrying out the specific proposals of the Urban Renewal Plan for the Rehabilitation Section of the East 23rd Street Urban Renewal Area, 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 561 individual parcels of property by the Authority (See Exhibit F).
- (2) Removal of certain structures only (no land take). + 19
- (3) Relocation of site occupants.
- (4) Clearance of existing structures from acquired parcels.
- (5) Dedication of land for street widening (See Exhibit D).
- (6) Installation of proposed Site Improvements.
- (7) Rezoning actions.
- (8) Disposal of approximately 373 tracts of cleared land for private redevelopment purposes. Unless specifically indicated on the "Proposed Land Uses" Map, Exhibit E, for commercial reuse, all disposal tracts are to be made available for new residential development.
- (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) Low Density Residential (R-2).
- (2) Medium Density Residential (R-4).
- (3) Neighborhood Retail Business (C-1).
- (4) Local Retail Business (C-2).
- (5) Intermediate Business (C-3).
- (6) Light Industrial (M-1).
- (7) Heavy Industrial (M-2).
- (8) Public and Semi-Public uses.

(b) Major Circulation Routes

Except for the widening of Jackson Avenue (between Truman Road and 20th Street), as indicated on the "Streets and Alleys Rights-of-Way Map", Exhibit D, The Renewal Plan envisions no changes to the existing internal pattern of streets and alleys serving uses within the Rehabilitation Section of the East 23rd Street Urban Renewal Area.

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) Low Density Residential: (R-2), single family and duplexes. Maximum densities as established by the following minimum lot area requirements:
For one-family dwellings - five thousand (5,000) sq. ft.
For two-family dwellings - three thousand (3,000) sq. ft. per family unit.
- (b) Medium density Residential: (R-4), Single family, duplex and Low Apartment uses. Maximum densities as established by the following minimum lot area requirements:
For one-family dwellings - five thousand (5,000) sq. ft.
For two-family dwellings - three thousand (3,000) sq. ft. per family unit.
For over two families in converted dwellings (but not including apartments or row houses) - three thousand sq. ft. per family for the first two families and fifteen hundred (1,500) sq. ft. per each family over two (2) families.
For apartments and row houses having three (3) or more dwellings, fifteen hundred (1,500) sq. ft. per family.
- (c) Neighborhood Retail Business: (C-1) Limited Neighborhood convenience retail service and sales facilities. Maximum floor area not to exceed two and one-half times the lot area.
- (d) Local Retail Business: (C-2) Commercial uses of a local business character, including but not necessarily limited to such operations as auto laundries, billboards (unless specifically prohibited or controlled), cabinet shops, drive-in restaurants, food stores, etc. Maximum floor area not to exceed three times the lot area.
- (e) Intermediate Business: (C-3) Commercial uses of a more intensive mixed retail and wholesale nature normally found in concentrations of commercial activity lying outside of the Central Business District, including transfer and storage facilities, wholesale sales offices, and sample rooms, but excluding industrial operations. Maximum floor area not to exceed six times the lot area.
- (f) 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.
- (g) Heavy Industrial: (M-2) Those industrial operations of a more intensive character normally identified as being heavy in nature. No restrictions apply with respect to the horsepower of power machines used in manufacturing operations. Maximum floor area not to exceed twelve times the lot area.

(h) 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, neighborhood centers, etc., of a public ownership.

(2) Intensity of development - sufficient to adequately serve the particular needs of the neighborhood 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, neighborhood centers 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 residential 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 width of 5'. Cul-de-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.

The majority of the streets within the area are considered to be local in character, serving both residential and non-residential uses in the area.

(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.

These include Jackson Avenue from 18th Street south to I-70 at the southern boundary of the area, and a short section of 18th Street (between Askew and Cleveland Avenues).

(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.

At present, the area is bounded on all sides by such facilities - on the north by Truman Road, on the east by Van Brunt Boulevard, and on the south and west by the right-of-way of the Southeast Freeway (I-70). Within the interior of the area, Cleveland Avenue, 23rd Street and 27th Street are also classified as major thoroughfares. All are scheduled to remain without modification, subject to possible additional landscaping and improvement.

(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. The details of such modifications 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 actions) to be used in the Rehabilitation Section of the East 23rd Street Area, these are envisioned as involving both acquisition and clearance, 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, 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 Historical 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 extremely structurally substandard buildings. A small number must be removed 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 in the Urban Renewal Plan.

4. Special conditions under which properties identified to be acquired may be exempted from acquisition:

Those properties designated for acquisition which fall within the boundaries of clearance areas as indicated on the "Acquisition Map," Exhibit F, may be removed from acquisition only upon appropriate amendment to or revision of the Urban Renewal Plan.

In the remaining rehabilitation area portions of the Project area, the Authority reserves the right to remove from acquisition any of the properties so designated if, within the determination of the Authority:

(c) The owner is willing and able to rehabilitate the property in accordance with the "Property Rehabilitation Standards" established under this Urban Renewal Plan.

(b) The property when rehabilitated would be in substantial compliance with the regulations regarding minimum lot width and area requirements established for new uses within the Area. In determining such compliance the area considered would be that of the property as it presently exists, or as it might reasonably be enlarged through the acquisition of vacant land lying adjacent thereto.

5. Special conditions under which residential structures located in a commercial district may be allowed to remain:

Any existing residential structure located in a commercial land use or zoning district within the area which meets the "Property Rehabilitation Standards" may be allowed to remain. In the event such structure is subject to rehabilitation in order to meet the required standards, the property shall be eligible for a Rehabilitation Loan and/or Grant, as necessary. If the required rehabilitation work is carried out, the structure shall be allowed to remain as a standard structure.

6. 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 undertaking. 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 East 23rd Street Urban Renewal Area. (NDP No. MO A-1, Area 15). 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.

B. Organization of this STANDARD: These STANDARDS AND CONTROLS FOR REHABILITATION apply only to existing residential properties containing one (1) through eleven (11) living units; multifamily rehabilitation properties which exceed eleven (11) living units are individually considered in relation to their meeting the objectives of the "Minimum Property Standards for Multifamily Housing", FHA No. 2600.

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 neighborhood, nor tend to cause blight and deterioration of the residential 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.

To the extent possible, the rehabilitation area should be brought to meet current subdivision standards.

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

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.

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.

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 mates 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, servcability 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.

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 Space (1)	Minimum Area (Sq.Ft.) (2)		Least 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	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

2. Minor variations to these areas may be permitted when existing partitions preclude compliance.
3. 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.
4. Clear passage space.
5. Permitted in LU of 0-Br or 1- BR only.
6. 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.
7. 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.
8. Permitted only in Living Unit having no separate bedroom.
9. Lease dimension of appropriate room function applies.

Ceiling Heights:

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

Habitable Rooms:

- a. Average height for required room; 7 feet - 6 inches.
- b. 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 remodeled 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 combustibile 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 NFPA 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 NFPA 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 Units Served	Storage Capacity in Gallons	Heating Capacity Gal. per Hr. 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

PLANNING AND SITE CONDITIONS

Open Areas:

Open areas shall be graded for adequate drainage and landscaped to enhance the character of the neighborhood.

Screening:

Buildings to remain for nonresidential use shall have an appropriate landscaped or architectural screen separating this usage from any adjoining residential area.

Off-Street Parking:

Commercial traffic generators shall provide adequate off-street parking and loading spaces.

Loading Areas:

All loading areas shall be paved with concrete, blacktop, or equivalent surfacing and shall be free of dust.

When lighted for night time use, lights shall not be permitted to cast their direct light upon nearby dwellings.

GENERAL CONDITIONS

Objective:

To assure the health, safety and general welfare of the residents of the neighborhood as a whole and specifically the occupants of non-residential buildings.

Exterior:

Walls and Siding:

All damaged or deteriorated exterior materials shall be repaired or replaced with materials to match the existing.

All exterior material and surfaces shall be properly protected to prevent deterioration due to the elements and destructive insects.

Flashing and Roofing:

All flashing, counterflashing, and roofing shall be water-tight. Materials used to repair an existing roof shall match existing or be similar in color and pattern.

Gutters and Downspouts:

Gutters and downspouts shall be water-tight and protected against rust.

Doors and Windows:

All exterior doors and windows shall be in sound working condition, and shall be reasonably weatherproof and water-tight.

All cracked or broken glass shall be replaced.

Store Fronts:

All store fronts, canopies and marquees shall be in good repair and free from unsightly or hazardous conditions.

Walkways:

On-site walkways shall be in good condition.

Signs:

All allowable permanent signs exposed to public view shall be in good repair.

Any signs which have excessively weathered or faded, those upon which paint has peeled or cracked, shall be repaired to good condition or removed. Signs of a nonconforming use shall, with their supporting members, be removed.

Interior:

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

Equipment and Facilities:

Every provided facility, piece of equipment, or utility, and every chimney, flue, cooling tower, smokestack, and similar appurtenances shall be in a safe and sound working condition.

STRUCTURAL AND FIRE SAFETY REQUIREMENTS

Objective:

To assure that nonresidential buildings are structurally safe and sound.

Structural Requirements:

Foundations and Footings:

Every foundation and footing shall be properly constructed of masonry, concrete, and/or steel materials, capable of supporting required loads, and capable of preventing entrance of moisture, termites and vermin.

Any building showing signs of undue settlement shall have a soil test and written report made by a qualified and licensed engineer, before any improvements to the building are undertaken.

Structural Framing:

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

Sagging floors, fireplaces, partitions, or stairs and bulging exterior walls shall be properly restored to an acceptable level and/or plumb position and supported or braced to prevent a recurrence of these conditions.

Stairs:

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

Fire Safety

General

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

Partitions:

All partitions within structures shall qualify for at least one-hour fire rating.

Means of Egress:

Each floor shall have at least two means of egress located as far apart from each other as feasible.

At least one of these means of egress shall lead directly to the outside.

There shall be no point in the building more than 100 feet from an exit or stairway leading to an exit; an exterior balcony with more than one means of egress so located shall meet the requirements of this section if otherwise structurally acceptable.

Vertical Openings:

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

Heating Unit:

The basic heating unit shall be properly vented and enclosed by walls and ceiling having a two-hour fire rating.

LIGHT AND VENTILATION

Objective:

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

Light:

Artificial light shall be provided and so distributed as to assure

healthful and sanitary conditions in all rooms or spaces.

A minimum of five foot candles of daylight and/or artificial illumination shall be required at all times in public hallways and stairways.

Ventilation:

Natural or artificial means of ventilation shall be provided to insure a comfortable and healthful atmosphere throughout the building, according local codes.

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

MECHANICAL AND ELECTRICAL

Objective:

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

Mechanical Equipment

Toilet Facilities:

Every nonresidential building shall be provided with toilet and lavatory facilities.

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

All toilet facilities and toilet rooms shall be kept neat and clean at all times. The walls and ceiling shall be smooth and properly coated as necessary for cleanliness.

Floors in toilet rooms shall be of non-absorbent materials such as concrete, brick, tile or similar surface material.

Plumbing fixtures and water pipes shall be in sanitary condition meeting city plumbing code requirements.

Heating Facilities:

Every enclosed space or rooms in which persons are employed shall have heating facilities to maintain a temperature of at least 70 degrees fahrenheit with an outside temperature of minus ten degrees fahrenheit. Operations requiring maintenance of lower design temperatures, such as cold storage facilities, are excluded from this requirement.

All gas burning heaters shall be vented to the outside.

Heating devices and installations shall be operated and installed according to the requirements of the city codes.

Electrical System:

Sufficient circuits shall be installed to prevent overloading.

All conductors, wiring, outlets and electrical fixtures shall be properly installed in a safe, usable condition in compliance with the city electrical code.

PART E. LAND DISPOSITION SUPPLEMENT

The Plan for new uses in the Rehabilitation Section of the East 23rd Street 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 Statistics" document, 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 - No transient housing will be permitted to be built on any land to be acquired and disposed of in the Urban Renewal Area.

(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:

Low Density Residential (R-2): Single Family and Duplex

- (1) Building Height: Buildings or structures shall not exceed two and one-half ($2\frac{1}{2}$) stories and shall not exceed thirty-five (35) feet in height.
- (2) Front Yards: Front yards shall have a minimum depth of twenty-five (25) per cent of the depth of the lot, but the depth of such front yard need not be more than twenty-five (25) feet.
- (3) Side Yards: There shall be a side yard on each side of every principal building with a minimum width of not less than ten (10) per cent of the width of the lot. Such side yard shall not be less than four (4) feet and need not be more than eight (8) feet.

On a corner lot, the side yard regulation shall be the same as for interior lots, except in the case of reversed frontage where interior lots have been platted or sold fronting on the side street. In this case, there shall be a side yard on the street side of the corner lot not less than one-half ($\frac{1}{2}$) of the front yard requirement for the lot.

- (4) Rear Yards: Rear yards shall have a minimum depth of twenty-five (25) per cent of the depth of the lot but the depth of such rear yard need not be more than thirty (30) feet.

The area occupied by a detached accessory building in a rear yard shall be limited to forty (40) per cent of the area of the rear yard.

- (5) Lot Width: The minimum mean width of a lot shall be fifty (50) feet.
- (6) Lot Area: No building shall be erected or altered on a lot which makes provision for less than the following number of square feet of the lot area per family:

For one-family dwellings -- five thousand (5,000) sq. ft.

For two-family dwellings -- three thousand (3,000) sq. ft. per family.

- (7) Off-Street Parking: Off-Street Parking facilities shall be provided for all residential uses, located on the premises, in the side yards and/or rear yards only, or in a community garage. Parking of trucks is specifically prohibited. Space shall be provided at the rate of one (1) space for one passenger motor vehicle for each family unit.

Medium Density Residential (R-4): Single Family, Duplex and Low (Medium Density) Apartment Residential

- (1) Building Height: Buildings or structures shall not exceed three (3) stories and shall not exceed forty-five (45) feet in height.
- (2) Front Yards: Front yards shall have a minimum depth of fifteen (15) per cent of the depth of the lot, but the depth of such front yard need not be more than twenty (20) feet.
- (3) Side Yards: Side Yards shall not be less than four (4) feet and need not be more than eight (8) feet, except for a structure over thirty-five (35) feet in height in which case any side yard shall not be less than six (6) feet.
- (4) Rear Yards: Rear Yards shall have a minimum depth of twenty-five (25) per cent of the depth of the lot but the depth of such rear yard need not be more than twenty-five (25) feet.

The area occupied by a detached accessory building in a rear yard shall be limited to forty (40) per cent of the area of the rear yard.

- (5) Lot Width: The minimum mean width of a lot shall be fifty (50) feet, except that where a lot has a mean width of less than fifty (50) feet and the lot contains a minimum of five thousand (5,000) square feet lot area, this regulation shall not prohibit the erection of a single family dwelling.
- (6) Lot Area: No building shall be erected or altered on a lot which results in a density and area requirements in excess of those cited previously under Part C, Item 2(a), Page 4.
- (7) Off-Street Parking: Off-Street Parking facilities shall be provided for all residential uses, located on the premises, in the side yards and/or rear yards only, or in a community garage. Parking of trucks is specifically prohibited. Space shall be provided at the rate of one (1) space for one passenger motor vehicle for each family unit.
- (8) Signs: Advertising signs shall be limited to those of the type normally used by Realtors to indicate the availability of the property for purchase or rental.

Neighborhood Retail Business (C-1)

- (1) Building Height: Buildings or structures shall not exceed two and one-half (2½) stories and shall not

exceed thirty-five (35) feet in height, unless adjacent to and in the same block with a residential use, in which case the height shall not exceed three (3) stories and shall not exceed forty-five (45) feet.

- (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 and side yard requirements for this use shall be the same as that for the residential uses but need not be more than twenty (20) feet.
- (3) Rear Yards: The rear yard for business buildings shall be at least three (3) inches in least dimension 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 mean 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-2 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) Driveways and Illumination: The location of driveways and the illumination of parking areas shall be in accordance with the regulations of the City's Traffic Department and shall be subject to review by that department. 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.
- (9) Screening from Residential Uses: To the maximum extent which is practical, permitted commercial uses when located adjacent to, abutting or facing residential

uses will establish and maintain a screen or buffer in relationship to said residential properties. This may take the form of permanent walls, fences, or landscaping.

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 dimension 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 directly 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.

Intermediate Business (C-3)

- (1) Building Height: Buildings or structures shall not exceed six (6) stories and shall not exceed seventy-five (75) feet in height.

All other requirements for items (2) through (8), inclusive, the same as for C-2 Commercial Uses.

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 as 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</u> <u>(except basements)</u>
None	Less than to 3,000
1	3,000 " 100,000 (inc
2	100,000 " 335,000
3	335,000 " 625,000
4	625,000 " 945,000
5	945,000 " 1,300,000
6	1,300,000 " 1,695,000
7	1,695,000 " 2,130,000

- (8) Sign Control: Same as C-2 Commercial.
- (9) Screening from Residential Uses: Same as C-1 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.

M-2 (Heavy Industry)

- (1) Building Height: Buildings or structures shall not exceed twelve (12) stories and shall not exceed one hundred twenty (120) feet in height.

All other requirements for items (2) through (10), inclusive, the same as for M-1 Light Industrial Uses.

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-4 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 Requirements

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. Provision of Low or Moderate Income Housing

The East 23rd Street Urban Renewal Area is technically identified as a "Category I - Built-up, Predominantly Residential" area. Under the proposed Land Uses Plan, this predominantly residential character is to be retained. With respect to the provision of low or moderate income housing on cleared land within the boundaries of the Area, it is proposed, therefore, that the following wording (as used in similar residential rehabilitation projects) be made applicable to the Area:

"It is specifically proposed that a majority of the total number of housing units provided in all of the approved Urban Renewal Areas of the community which are to be redeveloped for predominantly residential uses must be standard housing units for low-and-moderate-income families and individuals, with a minimum of twenty per cent (20%) of such total number being designated for low-income families and individuals".

5. 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 low or 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.

On-site open space areas (exclusive of vehicular parking areas) shall be so formed in size, location and design as to be usable for such functions as small, family picnic areas, adult sitting areas and/or other similar function-oriented open space areas.

Open space areas shall be scaled in proportion to their purpose and users. All communal open space areas shall be connected by pedestrian walkways. 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.

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 state objectives.

6. 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 Rehabilitation Section of the East 23rd Street Urban 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.

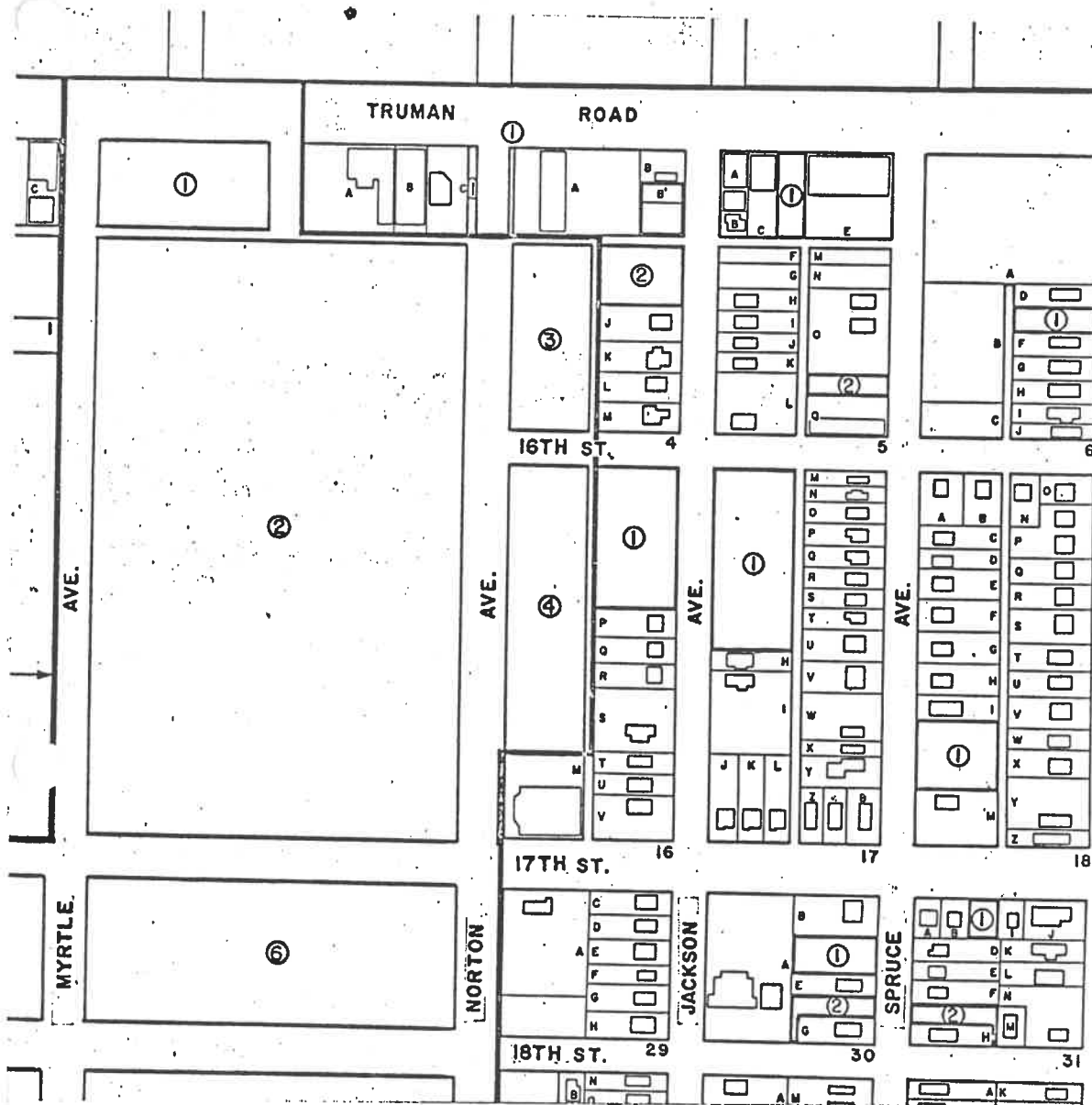
PART G. PROVISIONS FOR AMENDING PLAN

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 Rehabilitation Section of the East 23rd Street 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 November 23, 1970, as a definitive revision of the General Urban Renewal Plan adopted on November 25, 1968, for the East 23rd Street Area as a whole. Accordingly, the foregoing Urban Renewal Plan is hereby dated November 23, 1970.


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



EAST 23RD STREET URBAN RENEWAL AREA (NDP Area No. 15)

STREETS & ALLEYS RIGHTS-OF-WAY MAP

With the exception of the widening of Jackson Avenue (between Truman Road and 17th Street), no changes are proposed to the existing pattern of internal streets and alleys located within the Rehabilitation Section of the East 23rd Street Area.

As illustrated on the small sectional map above, the Jackson Avenue widening would involve the following three parcels of land:

- Parcel 3 C - east 15'.
- Parcel 4 A - west 5'.
- Parcel 16 M - west 5'.