

AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ESTABLISHING CITY CODE SECTION _____ "UNIVERSAL RESIDENTIAL DESIGN" AND PROVIDING A FRAMEWORK TO SUPPORT FULL LIFE-CYCLE HOUSING OPTION WITHIN THE COMMUNITY.

WHEREAS, the City of Raymore was designated as a Gold-level Community for All Ages through the Mid-America Regional Council KC Communities for all Ages initiative, recognizing the efforts of the community to support the development of a community that is safe and accessible to all; and

WHEREAS, the adopted Building a Community for All Ages Master Plan included a set of goals encouraging the adoption of a Universal Design resolution; and

WHEREAS, the City of Raymore desires to promote and preserve the public health, safety and general welfare of Raymore citizens and visitors by ensuring equal access to housing for all populations, regardless of age, physical ability or stature without impacting housing costs and affordability; and

WHEREAS, the City of Raymore desires to enhance and support the full-cycle use of housing, regardless of age, physical ability or stature , in order to accommodate a wide range of individuals in all new residential development within the City of Raymore; and

WHEREAS, the City of Raymore desires that all new single family residential development within the City of Raymore incorporates design features that enhance residents' ability to remain in their homes throughout the myriad of contexts in which people function throughout their life cycles.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF RAYMORE, MISSOURI AS FOLLOWS:

Section 1. Chapter _____ of the Raymore Unified Development Code is hereby established to read as follows:

Chapter_____ Universal Design in Residential Construction.

A. Purpose: The purpose of this section is to:

1. Promote and preserve the public health, safety, and general welfare of the people of the City of Raymore regardless of age, physical ability or stature by ensuring equal access to housing for all people without significantly impacting housing costs and affordability.
2. Enhance the full life cycle use of housing, without regard to the age, physical abilities or stature of a home's occupants or guests, in order to accommodate

a wide range of individual preferences and abilities, in all new residential development within the City of Raymore.

3. Ensure that all people can visit the homes of their friends and family members safely.
4. Incorporate design features into residential dwelling units that enhance residents' ability to remain in their homes during all stages of life.

B. Incentive

If an application is found to be compliant with this Section and any subsequent amendments the city shall waive the building permit fee. Any associated plan review cost or third-party consultant fees incurred by the administrative authority will still be charged commensurate with the most current fee schedule prior to permit issuance.

C. Definitions

TBD Based on final Code language/direction

D. Scope of Work, Application and Intent

1. This Section may apply to any new development that includes one or more new residential dwelling unit(s) and/or renovation(s) and submitted to the Development Services Department after the effective date of the ordinance from which this Section is derived. All such entitlements shall contain conditions sufficient to ensure compliance with the provisions herein.
2. All plans submitted for a building permit for a residential development subject to this Section shall include construction details and plans showing conformance with the applicable provisions of this Section.
3. The provisions of this Section may apply to:
 - a. Rehabilitation or expansion of an existing residential unit,
 - b. Reconstruction of an existing residential unit destroyed due to fire or natural disaster,
 - c. Accessory dwelling units,
 - d. Addition of five (5) or fewer new residential units above ground floor commercial space or a parking structure without an elevator, and
 - e. New Single-Family Dwelling Units

E. Universal Design Requirements and Architect of Record Certification

1. Visitability: To ensure that all new residential dwellings units subject to the provisions of this Section meet the basic needs of a wide range of guests to enter and use critical portions of the home, all units eligible for incentive shall include the following features:
 - a. An accessible exterior access to an accessible entry;
 - b. An accessible interior access from the accessible entry to an accessible powder room, accessible common use room or an accessible bedroom, and adaptable internal stairs;
 - c. Blocking within the walls to support future installation of grab bar/handrails in all bathrooms; and
 - d. If ground floor open space is provided, then an accessible path of travel to the open space shall be provided.

2. Universal Design: To ensure that a share of all new dwelling units are usable by the greatest number of people with the widest reasonable range of abilities or disabilities, to the greatest extent feasible, thirty (30%) percent of all new residential units in a residential development of five (5) or more units shall include the following features in order for the entire project to be eligible for incentive. In determining the number of universally designed units required by this subsection, any decimal fraction less than 0.5 shall be rounded down to the nearest whole number, and any decimal fraction of 0.5 or more shall be rounded up to the nearest whole number:
 - a. An accessible exterior access to an accessible entry.
 - b. An accessible interior access from the accessible entry to an accessible bathroom, an accessible common use room, an accessible bedroom, accessible kitchen, accessible common or private open space; accessible laundry facility, and adaptable internal stairs.
 - c. **Architect of Record Certification.** Any residential dwelling unit being constructed under these regulations shall obtain a certification of compliant construction of at least three of the modifications mentioned in Section _____ Definitions from the Architect of Record. This certification is required as a condition of issuance for any subsequently issued Certificate of Occupancy or final inspection.