

**AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE
ROCK HILL MUNICIPAL CODE RELATING TO
ARCHITECTURAL REVIEW.**

WHEREAS, the Rock Hill Planning and Zoning Commission seek to clarify certain portions of Section 405.760 of the Rock Hill City Code related to Architectural Review; and

WHEREAS, on February 1, 2017, the City's Planning and Zoning Commission reviewed this Ordinance and recommended its approval to the Rock Hill Board of Aldermen; and

WHEREAS, on March 3, 2017, after due and lawful notice, the Board of Aldermen held a public hearing to consider the Ordinance, and all interested parties were given the opportunity to be heard and were heard; and

WHEREAS, the Board of Aldermen accordingly desires to amend the City's zoning regulations as provided herein;

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

Section One.

Section 405.760, Development Regulations-Architectural Review, of Article XV, Development and Site Plan, of Chapter 405, Zoning Code, of Title IV, Land Use, of the Municipal Code of the City of Rock Hill, Missouri is hereby amended by repealing Subsection 405.760.A and by enacting a new Subsection 405.760.A in lieu thereof, to read as follows:

TITLE IV	LAND USE
CHAPTER 405	ZONING CODE
ARTICLE XV	DEVELOPMENT AND SITE PLAN
Section 405.760	DEVELOPMENT REGULATIONS- ARCHITECTURAL REVIEW

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- A. Architectural Review. Rock Hill has a commitment to design excellence. New and remodeled development affects the appearance of the City. The design of such development may affect its overall

form and character. The City's commitment to design relates not only to the appearance of a specific building or site, but also to the appropriateness of the design within the overall fabric of the community.

The Planning and Zoning Commission shall review all building permit applications for new construction, exterior renovations or additions. No building permit for new construction, exterior renovations or additions shall be issued until such time as the Planning and Zoning Commission has reviewed the plans in accordance with the requirements of this Chapter and has made an affirmative finding that the architectural plan of the proposed construction, renovation or addition is in compliance with the following criteria

Section Two.

Section 405.760, Development Regulations-Architectural Review, of Article XV, Development and Site Plan, of Chapter 405, Zoning Code, of Title IV, Land Use, of the Municipal Code of the City of Rock Hill, Missouri is hereby amended by repealing Subsection 405.760.4 and by enacting a new Subsection 405.760.4 in lieu thereof, to read as follows:

TITLE IV	LAND USE
CHAPTER 405	ZONING CODE
ARTICLE XV	DEVELOPMENT AND SITE PLAN
Section 405.200	DEVELOPMENT REGULATIONS- ARCHITECTURAL REVIEW

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- 4. Materials. Materials shall be of durable quality. For additions to existing houses, materials shall match existing materials as closely as possible. The amount of each exterior material used for the addition shall be in substantial proportion to that material's presence on the existing home. Any new house shall adhere to the following criteria for building materials:
 - A. New houses shall be designed so that design elements are provided on the front, side and rear elevations.
 - B. New houses shall provide at least three (3) of the following design elements on the front elevation and at

least two (2) of the following design elements on the side and rear elevations:

1. Multiple roof lines such as the use of gables and dormers
2. At least three (3) windows on façades longer than 30 feet in length exclusive of basement egress windows
3. More than one type of exterior building material exclusive of asphalt shingles
4. Recesses/offsets
5. Decorative architectural elements such as columns, cornices, horizontal banding, decorative ornaments, lintels and sills.

C. If eighty percent (80%) of the existing houses within a hundred and fifty (150) foot radius, exclusive of houses located behind the rear property line of the new house, consist of houses for which masonry composes fifty percent (50%) or more of the exterior construction material then masonry is a required building material. A minimum of twenty-five percent (25%) of such residential building shall be of masonry construction. The amount of masonry required for each residential building shall be determined by the following formula: The total square feet of all sides of the building from foundation to roof line, excluding eaves, gables and the garage door, times twenty-five percent (25%), shall equal the square feet of masonry required in each building. The required amount of masonry may be applied to the front, sides and rear elevations.

The Planning and Zoning Commission may allow any individual house to deviate from the building material requirements listed in this paragraph based on the design of the house.

Section Three.

This Ordinance shall be effective immediately upon its passage and approval as provided by law.

PASSED THIS 4th DAY OF April, 2017.


EDWARD MAHAN, PRESIDING OFFICER

ATTEST:



AMY PERRIN, CITY CLERK

APPROVED THIS 4th DAY OF APRIL, 2017.



EDWARD MAHAN, MAYOR

ATTEST:



AMY PERRIN, CITY CLERK

FIRST READING: 03/21/2017
SECOND READING: 04/04/2017