16-2-10.3  Materials and Colors

To create a harmonious and coherent image for each development, building designs shall pay close attention to choice of materials and colors. Building construction shall be of high quality and durable materials. Equally valued materials and colors shall wrap all exposed elevations of the building as a solid mass.

A) Permitted Building Materials

1) Stone
2) Brick
3) EIFS for detailing only
4) Finished Concrete
5) Copper
6) Plaster Stucco
7) Clear Glass
8) Metal for Detailing and Awnings
9) Wood
10) Vinyl soffits. Vinyl products must have an approved evaluation report in conformance with the currently approved City Building Code.
11) Vinyl windows meeting or exceeding the following AAMA/NWWDA 101/1.S.2-97 Design Specifications: All vinyl windows, except basement windows shall have a minimum Structural Test Pressure of 45.0 pounds per square foot. All basement windows shall have a minimum Structural Test Pressure of 37.5 pounds per square foot.

B) Prohibited Building Materials:

1) Vinyl siding, details (including downspouts)
2) Plastic Columns or other Ornamentation for other than residential uses.
3) Aluminum siding
4) CMU (concrete masonry units) for other than residential landscape purposes
5) Corrugated Metal
6) Reflective or Mirror Glass
7) Steel siding

C) Roof Materials For All Buildings, Except Single-Family Residential:

1) Intent: The intent of the City of Leawood is to create and maintain the distinctive, traditional character that the single-family residences within Leawood are known for, while also ensuring that the roofing products used meet a high performance standard regarding safety and durability and to:

a. Provide the citizens of Leawood with a choice of roofing materials while ensuring that only quality products are used.

b. Ensure that all roofing materials permitted within the City of Leawood meet minimum performance standards regarding fire, wind resistance and impact resistance to protect the health, safety and welfare of the citizens of Leawood.
c. Ensure that roofing materials within the City of Leawood are aesthetically compatible with the existing roofs within the City and have the look of natural materials such as weathered cedar shakes, slate or tile, even if all other standards are met.

2) Required Permits: All roofing materials shall be permitted, installed, and inspected in accordance with the City of Leawood Development Ordinance and the current adopted building code.

3) Submission Requirements: A list of approved roofing materials and associated permitted colors shall be available from the Planning and Development Department. The applicant shall file a completed application with the Planning and Development Department for administrative review, for any roofing material or color that is not included on the City's approved list. All new roofing materials shall meet the standards stated within this ordinance and shall only be installed by a licensed roofing contractor. In addition, an application shall not be deemed complete without the following:
   a. An approved evaluation report in conformance with the currently approved City Building Code.
   c. A sample of the roofing material in each requested color. The size of the sample shall be a minimum of 2 square feet and have a minimum of two courses.
   d. Installation specifications provided by the manufacturer of the product.
   e. List of addresses where the product (and the color applied for) has been installed within the Kansas City Metropolitan Area for a minimum of 1 year.
   f. A list of the manufacturers of the requested product.
   g. The current administrative fee for roofing applications as stated in the City of Leawood Fee Schedule.

4) Final Determination: The Director of Planning or designee shall determine whether a new roofing product meets both the City's aesthetic, safety and performance standards set forth in this ordinance.

5) Appeals: A decision made by the Director of Planning may be appealed to the City of Leawood Board of Zoning Appeals.

6) Aesthetic Standard: The aesthetic standard required under this ordinance shall be that all roofing materials and colors be aesthetically compatible with existing roofs in the City and shall have the look of natural materials such as weathered cedar shakes, slate or tile.

7) Roofing Safety and Performance Standards: All roofing materials shall have approval from the City of Leawood and must meet the following standards for each type of material:
   a. Slate
   b. Clay Tile
   c. Concrete Tile
   d. Synthetic Slate:
      i. Must be within a similar color range of slate, clay tile or concrete tile; and
      ii. Must have a thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and
iii. Required to be installed with sheet metal valleys and flashings; and
iv. Required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and/or 1x4’s; and
v. Must have a minimum U.L. Class B fire rating

e. Synthetic Shingles:
i. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and
ii. Must have an architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and
iii. Must have a thickness of 1/2 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and
iv. Must be installed with sheet metal valleys and flashings; and
v. Must be placed on solid decking. All existing roofing materials shall be removed down to the stringers and/or 1x4’s; and
vi. Must have a minimum U.L. Class B fire rating.

f. Stone Coated Steel Roofing:
i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and
ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and
iii. Must be installed with sheet metal valleys and flashings; and
iv. Must be placed on solid decking. All existing roofing materials shall be removed down to the stringers and/or 1X4’s; and
v. Must have a minimum U.L. Class B fire rating.

g. Metal Roofing:
i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and
ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and
iii. Be installed with sheet metal valleys and flashings; and
iv. Be placed on solid decking. All existing roofing materials shall be removed down to the stringers and/or 1X4’s; and
v. Must have a minimum U.L. Class B fire rating.

h. Laminated Composition Shingles meeting the following standards:
i. Architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake or slate; and
ii. Must have a minimum thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and
iii. Required to be installed with sheet metal valleys and flashings; and
i. Required to be installed with preformed ridge shingles; and
ii. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes or slate; and
iii. Shingles imitating slate must be cold gray in color or have a traditional mosaic pattern with the mix of colors being dominantly gray and a maximum of three colors within the mix. Black is not allowed as a color option; and
iv. Shingles imitating slate must have a black shadow line on a minimum of three sides of the shingle with the shingle having an average ½” base shadow line, and a maximum ¼” side shadow line; and
v. Shingles imitating slate must be a minimum 2-ply shingle; and
vi. Must use a minimum of five (5) color blend granules; and
vii. Must be a minimum of 300 lbs. per square; and
viii. Is required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4’s; and
ix. Is required to be U.L. Class A fire rated material.

i. SBS Modified Shingles:
   i. Architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and
   ii. Must have a minimum thickness of 3/16 inch measured at the exposed butt end of the overlap creating the shadow line or individual thickness of the play or roof material; and
   iii. Required to be installed with sheet metal valleys and flashings; and
   iv. Required to be installed with preformed ridge shingles; and
   v. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and
   vi. Must use a minimum of five (5) color blend granules; and
   vii. Must be a minimum of 275 lbs. per square; and
   viii. Is required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4’s; and
   ix. Is required to be U.L. Class A fire rated material.

8) Flat Roofs: Flat roofs or roofs with a pitch of less than 3 inches per foot, in addition to the materials permitted herein, for other roofs, may also be covered with metal, built-up asphalt, or single ply elastomeric membrane.

D) Roof Materials in Single-Family Residential Districts:

1) Intent: The intent of the City of Leawood is to create and maintain the distinctive, traditional character that the single-family residences within Leawood are known for, while also ensuring that the roofing products used meet a high performance standard regarding safety and durability and to:
a. Provide the citizens of Leawood with a choice of roofing materials while ensuring that only quality products are used.

b. Ensure that all roofing materials permitted within the City of Leawood meet minimum performance standards regarding fire, wind resistance and impact resistance to protect the health, safety and welfare of the citizens of Leawood.

c. Ensure that roofing materials within the City of Leawood are aesthetically compatible with the existing roofs within the City and have the look of natural materials such as weathered cedar shakes, slate or tile, even if all other standards are met.

2) Required Permits: All roofing materials shall be permitted, installed, and inspected in accordance with the City of Leawood Development Ordinance and the current adopted building code.

3) Submission Requirements: A list of approved roofing materials and associated permitted colors shall be available from the Planning and Development Department. The applicant shall file a completed application with the Planning and Development Department for administrative review, for any roofing material or color that is not included on the City’s approved list. All new roofing materials shall meet the standards stated within this ordinance and shall only be installed by a licensed roofing contractor. In addition, an application shall not be deemed complete without the following:

a. An approved evaluation report in conformance with the currently approved City Building Code.


c. A sample of the roofing material in each requested color. The size of the sample shall be a minimum of 2 sq ft and have a minimum of two courses.

d. Installation specifications provided by the manufacturer of the product.

e. List of addresses where the product (and the color applied for) has been installed within the Kansas City Metropolitan Area for a minimum of 1 year.

f. A list of the manufacturers of the requested product.

g. The current administrative fee for roofing applications as stated in the City of Leawood Fee Schedule.

4) Final Determination: The Director of Planning or designee shall determine whether a new roofing product meets both the City’s aesthetic, safety and performance standards set forth in this ordinance.

5) Appeals: A decision made by the Director of Planning may be appealed to the City of Leawood Board of Zoning Appeals.

6) Aesthetic Standard: The aesthetic standard required under this ordinance shall be that all roofing materials and colors be aesthetically compatible with existing roofs in the City and shall have the look of natural materials such as weathered cedar shakes, slate or tile.

7) Roofing Safety and Performance Standards: All roofing materials shall have approval from the City of Leawood and must meet the following standards for each type of material:
a. Wood Shingles:
   i. Number 1 or 2 grade

b. Wood Shakes:
i. Number 1 or 2 grade

ii. Minimum ½ inch thickness measured at butt

c. Slate

d. Clay Tile

e. Concrete Tile

f. Synthetic Slate:

i. Must be within a similar color range of slate, clay tile or concrete tile; and

ii. Must have a thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

iii. Required to be installed with sheet metal valleys and flashings; and

iv. Required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and/or 1X4’s; and

v. Must have a minimum U.L. Class B fire rating

g. Synthetic Shingles:

i. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and

ii. Must have an architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and

iii. Must have a thickness of 1/2 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

iv. Must be installed with sheet metal valleys and flashings; and

v. Must be placed on solid decking. All existing roofing materials shall be removed down to the stringers and/or 1X4’s; and

vi. Must have a minimum U.L. Class B fire rating.

h. Stone Coated Steel Roofing:

i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and

ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and

iii. Must be installed with sheet metal valleys and flashings; and

iv. With the exception of stone coated steel being placed over an existing wood roof using an approved fire resistive non-asphaltic fiberglass based underlayment, stone coated steel roofs must be placed on solid decking and all existing roofing materials shall be removed down to the stringers and/or 1X4’s; and
v. Must have a minimum U.L. Class B fire rating.

i. Metal Roofing:
   i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and
   ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and
   iii. Be installed with sheet metal valleys and flashings; and
   iv. Be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4’s; and
   v. Must have a minimum U.L. Class B fire rating.

j. Laminated Composition Shingles meeting the following standards:
   i. Architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake or slate; and
   ii. Must have a minimum thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and
   i. Required to be installed with sheet metal valleys and flashings; and
   ii. Required to be installed with preformed ridge shingles; and
   iii. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes or slate; and
   iv. Shingles imitating slate must be cold gray in color or have a traditional mosaic pattern with the mix of colors being dominantly gray and a maximum of three colors within the mix. Black is not allowed as a color option; and
   v. Shingles imitating slate must have a black shadow line on a minimum of three sides of the shingle with the shingle having an average ½” base shadow line, and a maximum ¼” side shadow line; and
   vi. Shingles imitating slate must be a minimum 2-ply shingle; and
   vii. Must use a minimum of five (5) color blend granules; and
   viii. Must be a minimum of 300 lbs. per square; and
   ix. Is required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4’s; and
   x. Is required to be U.L. Class A fire rated material.

k. SBS Modified Shingles:
   i. Architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and
   ii. Must have a minimum thickness of 3/16 inch measured at the exposed butt end of the overlap creating the shadow line or individual thickness of the ply or roof material; and
   iii. Required to be installed with sheet metal valleys and flashings; and
iv. Required to be installed with preformed ridge shingles; and
v. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and
vi. Must use a minimum of five (5) color blend granules; and
vii. Must be a minimum 275 lbs. per square; and
viii. Is required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and
ix. Is required to be U.L. Class A fire rated material.

8) Flat Roofs: Flat roofs or roofs with a pitch of less than 3 inches per foot, in addition to the materials permitted herein, for other roofs, may also be covered with metal, built-up asphalt, or single ply elastomeric membrane.

E) Colors

1) Building colors shall be selected from an approved range of colors approved by the City. Generally, façade colors shall be of low reflectance, subtle, neutral, or earth tone colors. Color patterns shall have subtle color range.

2) All buildings and structures that have had the paint colors approved by plan shall maintain the approved paint color. Any owner seeking to modify paint colors from the original approved colors must obtain approval of a final development plan application for color change prior to proceeding with the work.