

City of Raymore Unified Development Code

Section 410.010E BP, Business Park District

The BP, Business Park District is intended to accommodate office, research and development, and limited service, manufacturing and warehousing uses that are located within a campus-like setting. Site design will include larger setbacks and increased landscaping and buffering from non-related uses and public rights-of-way.

Section 410.020 Use Table

A. Groups

The use table classifies land uses into five major groupings: Residential, Public and Civic, Commercial, Industrial and Other. These are referred to as “Use Groups.”

B. Use Categories

Each Use Group is further divided into “Use Categories.” These categories classify land uses based on common characteristics, such as the type of products sold, site conditions or the amount of activity on the site. Some use categories are further divided into specific use types, which are described in Section 485.010.

C. Determination of Land Use Category

When a land use cannot be classified into a Use Category or appears to fit into multiple categories, the Community Development Director is authorized to determine the most appropriate Use Category.

D. Permitted Uses

Uses identified with a “P” in the use table are permitted by-right in the designated zoning districts, subject to compliance with all other applicable provisions of this Code.

E. Uses Subject to Special Conditions

Uses identified with an “S” in the use table are permitted by-right in the designated zoning districts, subject to compliance with all conditions of this chapter and with all other applicable provisions of this Code.

F. Conditional Uses

Uses identified with a “C” in the use table may be allowed in the designated zoning districts if approved in accordance with the conditional use procedure of Section 470.030. Approved conditional uses are subject to compliance with all other applicable provisions of this code.

G. Prohibited Uses

Uses identified with a “-” in the use table are expressly prohibited. Uses not listed in the use table are also prohibited unless the Community Development Director determines that the use fits into an existing use category.

H. Use Standards

The “Use Standard” column in the use table provides a cross-reference to additional standards that apply to some uses, whether or not they are allowed as a permitted use, use subject to special conditions or conditional use.

Use	BP	Use Standard
RESIDENTIAL USES		
Household Living		
Single-family Dwelling, Attached	-	Section 420.010A
Multi-family Dwelling (3+ units)	-	Section 420.010A
Cluster Residential Development	-	Section 420.010B
Manufactured Home Park	-	Section 420.010C
Dwelling Units Located Above the Ground Floor	-	
Group Living		
Assisted Living	-	
Group Home	-	Section 420.010E
Nursing Care Facility	-	
Transitional Living	-	
PUBLIC AND CIVIC USES		
College or University	C	
Cultural Exhibit or Library	C	
Government Buildings and Properties	C	
Hospital	P	
Place of Public Assembly	P	
Public Safety Services	P	
Religious Assembly	P	
School	P	
Social Club or Lodge	P	
Utilities		
Major	C	
Minor	P	
COMMERCIAL USES		
Adult Business	S	Section 420.030A Section 420.030B
Animal Services		
Kennel	-	Section 420.030E
Veterinary Services	-	
Art Gallery		
Banks and Financial Services		
Banks	P	
Payday Loan Store	C	Section 420.030D
Consumer Loan Establishment	C	Section 420.030D
Pawn Shop	-	
Body Art Services		
Business Support Service		
Business Support Service	P	
Construction Sales and Service		
Construction Sales and Service	P	
Day Care		
Day Care Center	S	Section 420.030C
Eating and Drinking Establishment		
Restaurant	S	Section 420.030F
Tavern	-	
Entertainment and Spectator Sports		
Indoor	P	
Outdoor	C	
Funeral and Interment Services		
Cremating	C	
Funeral Home	P	

Use	BP	Use Standard
Lodging		
Bed and Breakfast	-	Section 420.030H
Hotel or Motel	P	
Medical or Dental Clinic	P	
Mini Warehouse	-	
Office	P	
Personal and Consumer Service	P	
Retail Sales		
Large (100,000+ gfa)	-	Section 420.030G Section 420.030B
Small (up to 100,000 gfa)	S	Section 420.030B
Sports and Recreation, Participant		
Outdoor	C	
Indoor	P	
Vehicle Sales and Service		
Car Wash	S	Section 420.030I
Gas Station	C	Section 420.030J
Motor Vehicle Repair	C	Section 420.030K
Light Equipment and Vehicle Sales or Rental	P	
Heavy Equipment Sales or Rental	P	
Vehicle, Recreational Vehicle or Boat Storage/Towing	-	
INDUSTRIAL USES		
Manufacturing, Production and Industrial Service		
Limited	P	
General	-	
Intensive	-	
Research Laboratory	P	
Trucking/Freight Terminal	C	
Warehousing and Wholesaling	C	
Waste-related Use		
Junkyard	-	
Recycling Facility	C	
Sanitary Landfill	-	
OTHER USES		
Accessory Uses	S	Section 420.050
Drive-through Facilities	S	Section 420.030L
Parking		
Accessory Parking	P	
Non-accessory Parking	C	
Wireless Communication Facility		
Freestanding	S	Section 420.040C
Co-located	S	Section 420.020C

Section 410.030 Bulk and Dimensional Standards

I. Bulk and Dimensional Standards Table

The following bulk and dimensional standards apply to the business, commercial and industrial districts unless otherwise specifically allowed by this code. See Section 415.060 for PUD

standards, Section 415.040 for Planned district standards and Section 415.070 for Parks, Recreation, and Public Use District standards.

BP	
Minimum Lot Area	
per lot	1 acre
per dwelling unit	-
Minimum Lot Width (feet)	100
Minimum Lot Depth (feet)	100
Yards, Minimum (feet)	
front	30
rear	20
side	10
side, abutting residential district	20
Maximum Building Height (feet)	80
Maximum Building Coverage (%)	50