

City of Raymore Unified Development Code

Single-Family Attached Dwellings

Section 485.010: Definitions

Term	Definition
Dwelling	A building or portion thereof, not including manufactured homes, which is designed and used exclusively for residential purposes.
Dwelling, Multi-family	A building designed for or occupied exclusively by three or more families. A multi-family dwelling also includes the terms "tri-plex", "quad-plex" and "four-plex."
Dwelling, Single-family Attached	A dwelling unit designed for one family having its own ground floor entrance and open space, and joined to two or more dwellings by common walls or other horizontally unifying structural element. This use type includes townhouses, rowhouses, and other similar dwelling types.

Section 420.010: Use-Specific Standards, Residential Uses

A. Single-Family Attached and Multiple-Family Dwellings

1. Number of Buildings per Lot

Multiple buildings containing attached single-family and multiple-family dwellings are permitted on a single zoning lot.

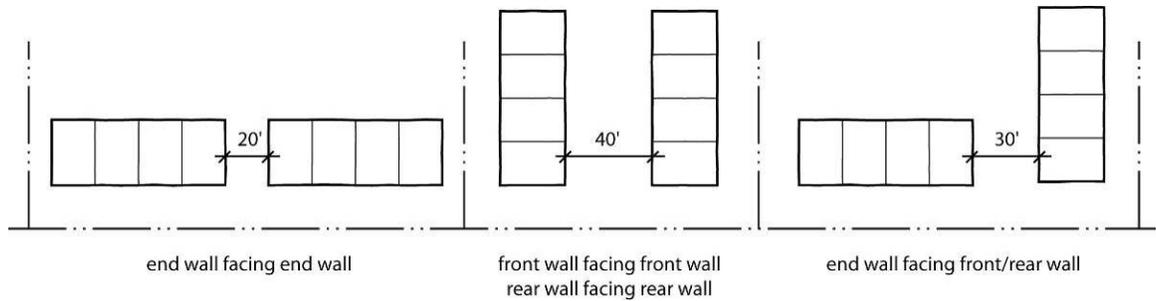
2. Number of Units per Building

- a. No more than eight attached single-family dwelling units are permitted within a single building.
- b. There is no limit on the number of multiple-family dwellings permitted within a single building.

3. Minimum Separation between Buildings

Single-family attached and multiple-family buildings situated around a courtyard will have the following minimum distance requirements as measured between exterior walls:

- a. back to back, 40 feet;
- b. front to front, 40 feet;
- c. end to end, 20 feet;
- d. end to back, 30 feet;
- e. end to front, 30 feet;
- f. no dwelling unit will face directly upon the rear of a building; and
- g. service areas and vestibules, porches, balconies and canopies not extending more than 10 feet from the building, will be excluded from the distance requirements of this section.



4. Building Design

Attached single-family and multiple-family dwellings must:

- a. be designed with windows and/or doors on all building facades that face a street to avoid the appearance of blank walls; and
- b. be designed with garage doors or carports facing an alley, where there is an alley serving the site, or facing an interior driveway, whenever possible. Where attached garages face a public street, they may not extend more than five feet beyond the street-facing façade.

5. Private Yards for Attached Single-Family Dwellings

All attached single-family dwelling unit developments must include private yards space in accordance with the following:

- a. attached single-family dwellings must have private yards consisting of a minimum of 200 square feet in area for each attached single-family dwelling unit;
- b. a private yard may be located next to a front wall, rear wall or end wall, provided that it is immediately adjacent to the attached single-family dwelling unit it serves and is directly accessible from the unit by way of a door or steps;
- c. required private yards must be landscaped with turf, groundcover, shrubs, trees or other landscape improvements, such as walkways or patios; and
- d. private yards may be enclosed with fences.

6. Common Open Space for Multiple-Family Dwellings

In addition to the minimum lot area required per dwelling unit in the district, all multiple-family dwelling unit developments must include common open space in accordance with the following:

- a. a minimum of 150 square feet of common open space must be provided per dwelling unit;
- b. common open space must be accessible to all dwelling units and improved with landscaping, recreational facilities, and/or pedestrian walkways; and
- c. common open space must be maintained by the property owners association.