

## R-2

### Single- and Two-Family Residential

#### Minimum Standards

Lot Area	10,000sq.ft.
Lot Area per Dwelling Unit	5,000 sq.ft.
Lot Width	70 feet
Lot Depth	100 feet
Front Yard	30 feet
Rear Yard	30 feet
Side Yard	10 feet
Max Height	50 feet
Max Building Coverage	30 percent of the lot

The purpose of the R-2 District is to accommodate single- and two-family residential development. The R-2 District functions as a transition between lower-density residential areas and commercial development, higher density residential areas, and arterial and collector streets.

- Permitted uses include single-family dwellings, two-family dwellings, and limited institutional uses.
- One driveway opening is permitted per lot; two driveway openings may be permitted on corner lots.
- Two parking spaces are required for each two-family dwelling unit.

The R-3 District is intended to accommodate a mix of two-family and attached single-family residential development. The R-3 district is typically located on an arterial or collector street and serves as a transition between commercial development or heavy automobile traffic and lower density residential development.

- Permitted uses include two-family dwellings and attached single-family dwellings (townhomes).
- Attached single-family dwellings must have a 200 sq.ft. landscaped private yard adjacent to the unit.
- Units must be designed with windows or doors on street-facing facades to avoid the appearance of blank walls. Garages must face an alley or interior driveway; garages facing a public street may not extend more than 5 feet beyond the street-facing façade.
- Attached single-family dwellings should be served by a common access drive.
- Two parking spaces are required for each attached single-family unit.

## R-3A

### Multiple-Family Residential

#### Minimum Standards

Lot Area	12,000sq.ft.
Lot Area per Dwelling Unit	2,000 sq.ft.
Lot Width	90 feet
Lot Depth	120 feet
Front Yard	30 feet
Rear Yard	30 feet
Side Yard	10 feet
Max Height	50 feet
Max Building Coverage	30 percent of the lot

The R-3A District accommodates single-family attached and multiple-family residential development on individual lots where there are sufficient services and infrastructure to support higher density residential development.

- Permitted uses include two-family, attached single-family (townhomes), & multi-family dwellings (i.e. four-plexes).
- Multi-family developments must have an additional 150 sq.ft. of open space per unit. Open space must be accessible to all units and improved with landscaping, recreational facilities or pedestrian walkways.
- Units must be designed with windows or doors on street-facing facades to avoid the appearance of blank walls. Garages must face an alley or interior driveway; garages facing a public street may not extend more than 5 feet beyond the street-facing façade.
- Developments must comply with the commercial driveway standards of UDC Section 425.040. Units should be served by a common access drive.
- 1.5 parking spaces are required per multi-family unit.

## R-3

### Medium Density Residential

#### Minimum Standards

Lot Area	11,250sq.ft.
Lot Area per Dwelling Unit	3,750 sq.ft.
Lot Width	90 feet
Lot Depth	120 feet
Front Yard	30 feet
Rear Yard	30 feet
Side Yard	10 feet
Max Height	50 feet
Max Building Coverage	30 percent of the lot

## R-3B

### Apartment Community

#### Minimum Standards

Lot Area	12,000sq.ft.
Lot Area per Dwelling Unit	2,000 sq.ft.
Lot Width	90 feet
Lot Depth	120 feet
Front Yard	30 feet
Rear Yard	30 feet
Side Yard	10 feet
Max Height	50 feet
Max Building Coverage	40 percent of the lot

The R-3B District is intended to accommodate multiple-family residential development on a lot under single ownership or unified control where there are sufficient services to support higher density residential development.

- Permitted uses include apartment communities (2 or more multi-family units on one lot with open space in common.)
- Apartment communities must have an additional 150 sq.ft. of open space per unit. Open space must be accessible to all units and improved with landscaping, recreational facilities and/or pedestrian walkways.
- Units must be designed with windows or doors on street-facing facades to avoid the appearance of blank walls. Garages must face an alley or interior driveway; garages facing a public street may not extend more than 5 feet beyond the street-facing façade.
- Developments must comply with the commercial driveway standards of UDC Section 425.040. Developments should be served by a common access drive.
- 1.5 parking spaces are required per multi-family unit.

# THE CITY OF RAYMORE, MISSOURI

## Multiple-Family Zoning Districts

### REGULATIONS COMMON TO ALL DISTRICTS:

- A full list of permitted, special, and conditional uses in each district can be found in UDC Chapter 405.
- Site plan approval is required prior to issuance of any building permits for attached single-family or multiple-family construction.
- At least 30 percent of each lot must consist of landscaped area. Landscaped area must be maintained as a permeable and uncovered surface that includes living material.
- One tree is required to be planted in the front yard of each lot in a subdivision. On lots with two street frontages, two trees are required. Trees must be planted prior to issuance of a certificate of occupancy.
- A permit is required for all new fences. Fences must be in compliance with Section 440.030(C) of the Unified Development Code.
- Permits are required for all permanent and temporary signs.
- All materials including junk material, inoperable vehicles, used appliances, or furniture must be stored within a fully enclosed building. This requirement does not apply to porch/patio furniture or garden/horticulture supplies.
- Parking or storing of all recreational vehicles, boats, and trailers is permitted only on a driveway, inside a completely enclosed structure, or behind the front of a residence in the side and rear yard.
- Parking of semi-trailer trucks, cargo trailers or semi-trailers, or any vehicle rated as a Class 5 or higher under the U.S. Department of Transportation Federal Highway Administration Vehicle Inventory and Use Standards is prohibited. Overnight parking of school buses and charter buses is prohibited.

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**City of Raymore  
Community Development Department  
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816-331-1803  
[www.raymore.com](http://www.raymore.com)**

### PLEASE NOTE

This handout is for illustrative purposes only. For a comprehensive list of regulations that apply to structures and land in the incorporated area of Raymore, Missouri refer to the Municipal Code of the City of Raymore and the Raymore Unified Development Code. Regulations are subject to change by order of the City Council. In all cases, any information or material provided is governed by the provisions of the Municipal Code of the City of Raymore which shall control in the event of any inconsistency. For information on how these regulations apply to a specific property or structure, please contact the City of Raymore Community Development Department at (816) 331-1803.