

RE

Rural Estate

Minimum Standards

Lot Area	3 acres
Lot Width	220 feet
Lot Depth	100 feet
Front Yard	50 feet
Rear Yard	40 feet
Side Yard	15 feet

- Septic systems may be permitted if no sewer service is available.
- Gravel driveways are permitted.

The purpose of the RE Rural Estate District is to accommodate very low-density residential development in semi-rural areas of the City, characterized by dwellings surrounded by ample open space.

- Horses, cattle, sheep, goats, chickens and similar animals are permitted.
- RVs, boats, and trailers may be parked anywhere on the property.
- Two driveway openings are permitted.
- Privacy, decorative, chain link, and electric fences are permitted.
- Maximum building coverage is 30% of the lot.

RR

Rural Residential

Minimum Standards

Lot Area	1 acre
Lot Width	125 feet
Lot Depth	100 feet
Front Yard	400 feet
Rear Yard	30 feet
Side Yard	15 feet

- Septic systems may be permitted on lots larger than 3 acres if no sewer is available.
- Driveways must be paved.

The purpose of the RR Rural Residential District is to accommodate low-density residential development in semi-rural areas of the City. The district functions as a large-lot single-family dwelling district.

- Horses, cattle, chickens, goats, sheep are not permitted.
- RVs, boats, and trailers must be parked in the driveway, inside a building, or in the side or rear yard.
- Two driveway openings are permitted.
- Privacy, decorative, & chain link fences are permitted.
- Maximum building coverage is 30% of the lot.

R-1A

Single-Family

Minimum Standards

Lot Area	10,000 sq ft
Lot Width	70 feet
Lot Depth	100 feet
Front Yard	30 feet
Rear Yard	30 feet
Side Yard	10 feet

The purpose of the R-1A Single-Family Residential District is to accommodate low-density residential development with slightly larger lot sizes and lower density than the R-1 District.

- Horses, cattle, sheep, chickens, goats are not permitted.
- All vehicles, including RVs, boats, and trailers must be parked in the driveway, inside a building, or in the side or rear yard.
- One driveway opening is permitted per lot; two driveway openings may be permitted on corner lots.
- Driveways must be paved.
- Privacy, decorative, & chain link fences are permitted.
- Maximum building coverage is 30% of the lot.

R-1

Single-Family

Minimum Standards

Lot Area	8,400 sq ft
Lot Width	70 feet
Lot Depth	100 feet
Front Yard	30 feet
Rear Yard	30 feet
Side Yard	10 feet

The purpose of the R-1 Single-Family Residential District is to accommodate low-density residential development and limited institutional uses compatible with residential neighborhoods.

- Horses, cattle, sheep, chickens, goats are not permitted.
- All vehicles, including RVs, boats, and trailers must be parked in the driveway, inside a building, or in the side or rear yard.
- One driveway opening is permitted per lot; two driveway openings may be permitted on corner lots.
- Driveways must be paved.
- Privacy, decorative, & chain link fences are permitted.
- Maximum building coverage is 30% of the lot.

R-1.5

Single-Family

Minimum Standards

Lot Area	6,500 sq ft
Lot Width	60 feet
Lot Depth	100 feet
Front Yard	30 feet
Rear Yard	30 feet
Side Yard	7.5 feet

The purpose of the R-1.5 Single-Family Residential District is to accommodate low-density residential development with slightly smaller lot sizes and higher density than the R-1 District.

- Horses, cattle, sheep, chickens, goats are not permitted.
- All vehicles, including RVs, boats, and trailers must be parked in the driveway, inside a building, or in the side or rear yard.
- One driveway opening is permitted per lot; two driveway openings may be permitted on corner lots.
- Driveways must be paved.
- Privacy, decorative, & chain link fences are permitted.
- Maximum building coverage is 40% of the lot.

Single-Family Residential Zoning Districts

REGULATIONS COMMON TO ALL DISTRICTS:

- Uses permitted in each district include detached single-family dwellings, manufactured homes of residential design, schools, and religious assembly.
- Accessory buildings and detached garages may be located in the rear yard and must be at least 5 feet from all property lines and 5 feet from other structures. Accessory buildings may not be located in a recorded easement. The size of accessory buildings may not exceed the ground floor area of the home or 8% of the total lot coverage.
- Porches and decks less than 30 inches high, without a roof or cover, may be located in the front, side, or rear yard. Porches may not project more than 30% into the required front yard and must be located at least 5 feet from side and rear property lines.
- Porches and decks more than 30 inches high, without a roof or cover may be located in the side or rear yard. Porches may not project more than 30% into the required yard.
- 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 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 Survey Standards is prohibited. Overnight parking of school buses and charter buses is prohibited.
- A permit is required for all new fences. Fences must be in compliance with Section 440.030(C) of the Unified Development Code.
- For new homes, one tree is required to be planted in the front yard. On lots with two street frontages, two trees are required. Trees must be planted prior to issuance of a certificate of occupancy.

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**City of Raymore
Community Development Department
100 Municipal Circle
Raymore, MO 64083
816-331-1803
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.