BILL 2672 **ORDINANCE 2011-52**

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING VARIOUS SECTIONS OF THE UNIFIED DEVELOPMENT CODE OF THE RAYMORE CITY CODE."

WHEREAS, the City Council of the City of Raymore, Missouri adopted the Unified Development Code as Ordinance 28117 on December 8, 2008; and,

WHEREAS, the Planning and Zoning Commission held a Public Hearing on the proposed amendment on May 3, 2011 and July 5, 2011, after notice of said hearing was published in a newspaper of general circulation in Raymore, Missouri, at least fifteen (15) days prior to said hearing; and,

WHEREAS, the Planning and Zoning Commission heard public testimony at the Public Hearing and has submitted its recommendation of approval to the Governing Body of the City of Raymore, Missouri; and,

WHEREAS, the Governing Body, City Council of Raymore, Missouri, held a Public Hearing on the proposed amendment on July 25, 2011 after notice of said hearing was published in a newspaper of general circulation in Raymore, Missouri, at least fifteen (15) days prior to said hearing; and

WHEREAS, the City Council of the City of Raymore, Missouri has determined the amendments proposed would be in the best interest of the health, safety and welfare of the citizens of Raymore.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. Section 405.040A of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

Section 405.040 Additional Regulations

A. Building Regulations

1. Only one principal building may be located, erected or moved onto any lot of record in the RE, RR, R-1, R-1A, R-1.5, or R-2 districts.
2. No portion of a principal building may be constructed, erected or located within a recorded easement, except for the following projections not to exceed twenty-four inches:

    a. Awnings and canopies.
    b. Bay windows and dormers.

c. Chimneys.
d. Eaves and gutters.
e. Sills, cornices or other architectural features.

Section 2. Section 405.040F of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

Section 405.040 Additional Regulations

F. Vehicle Parking

1. In the A or RE districts, parking or storing of recreational vehicles, boats and trailers is allowed anywhere on the property. In all other residential districts, parking or storing of recreational vehicles, boats, and trailers is permitted only:

   a. on a driveway; or

   b. inside a completely enclosed structure; or

   c. behind the front of the residence in the side or rear yard. The vehicle does not have to be upon a paved or impervious surface.

2. Parking of the following vehicles is prohibited in residential districts, except as specifically permitted by this Code:

   a. Semi-trailer truck, also known as a semi-tractor truck or road tractor.

   b. Cargo trailer, semi-trailer, or similar vehicle that can be connected to or pulled by a semi-trailer truck.

   c. Any truck licensed with a gross vehicle weight rating (GVWR) exceeding 10,000 pounds.

   d. Overnight parking of a school bus, charter bus or similar vehicle.

3. No vehicle may be parked or stored on the grass in the front yard area of a residential lot for more than 24 hours unless approval is granted by the City Council, except that this Subsection shall not apply to any lot or parcel of private property that is one acre or more in size.

4. No vehicle may be parked or stored in the right-of-way located between the curb of a street and the property line.

5. Recreational vehicles may not be occupied within the City limits for living, sleeping, or cooking purposes for more than thirty days per year, except for the following circumstances:

   a. To monitor and secure a property that has a valid building permit issued; or

b. To provide accommodations on a property that has experienced damage due to a storm, fire or similar occurrence.

Section 3. Section 410.040 of the Unified Development Code is hereby amended by the addition of the following language:

Section 410.040 Additional Regulations

F. Building Regulations

No portion of a principal building may be constructed, erected or located within a recorded easement, except for the following projections not to exceed twenty-four inches:

a. Awnings and canopies.
b. Bay windows and dormers.
c. Chimneys.
d. Eaves and gutters.
e. Sills, cornices or other architectural features.

Section 4. Section 410.040 of the Unified Development Code is hereby amended by the addition of the following language:

Section 410.040 Additional Regulations

G. Recreational vehicles may not be occupied within the City limits for living, sleeping, or cooking purposes for more than thirty days per year, except for the following circumstances:

a. To monitor and secure a property that has a valid building permit issued; or

b. To provide accommodations on a property that has experienced damage due to a storm, fire or similar occurrence.

Section 5. Section 425.030 of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

Section 425.030 Residential Driveways

The following standards apply to all residential driveways providing ingress or egress to a public or private street.

A. One driveway opening is permitted to a lot from any street frontage provided that access is not otherwise controlled or restricted.

B. On corner lots one driveway is permitted per street frontage provided that no off-street parking areas are located in the sight triangle area as described by this code.

C. A second driveway opening on the same street frontage is permitted for a lot in the A, RE and RR districts, provided that the lot area is one acre or greater.

D. All residential driveways except those in the A and RE districts must be constructed with materials that create a hard surface, such as asphalt pavement or concrete. In the A and RE districts, gravel may be used for driveway surfacing.

E. All multi-family dwellings and apartment communities abutting arterial or collector streets as identified in the Growth Management Plan must comply with the commercial and industrial driveway standards of Section 425.040.

F. The minimum width of a single car driveway shall be 10 feet and the minimum width of a two-car driveway shall be 18 feet, measured at the property line.

G. Attached single-family and multiple-family dwellings should be served by a common access drive whenever possible and curb cuts must be minimized.

H. Individual driveways leading from a street to an attached garage must be of sufficient depth to ensure that parked vehicles do not overhang the sidewalk or public street. The distance between the sidewalk and the garage must be at least 20 feet.

I. If concrete material is utilized on a driveway that is constructed in accordance with Section 425.030D, then the driveway and driveway approach shall utilize the Kansas City Metro Materials Board (KCMMB) 4K concrete material specification.

Section 6. Section 445.020G of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

Section 445.020 Improvements

G. Construction of Improvements

1. The subdivision survey shall conform to the procedures as defined in an official document adopted by the Director of Public Works and shall be based on the current Minimum Standards for Property Boundary Surveys 10 CSR 30-2, Missouri Code of State Regulations.

2. All required improvements shall be designed and built according to the latest edition of the Kansas City Metropolitan A.P.W.A. and City of Raymore criteria unless otherwise noted in this chapter.

3. Prior to approval of the final plat, the developer shall submit to the City a cost estimate of the public improvements as specified by the Engineer's plans and specifications.

4. All public utilities must be installed underground. Plans for underground facilities shall be prepared by, or at the direction of, the agency involved.

5. All public improvements shall be completed according to the plans and specifications approved by the Director of Public Works.

6. All private utilities that have a surface access point for equipment shall be located within recorded easements in the rear yard area of lots. If location in a rear yard easement is impractical due to topography or other physical features of a lot, then the Public Works Director may allow the installation of private utilities in a recorded easement in the front yard area of a lot.

Section 7. Section 445.030K2c of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

Section 445.030 Subdivision Design and Layout

K. Sidewalks

2. Installation of Sidewalks

c. Construction Standards

All sidewalks shall be constructed according to the Kansas City Metro Materials Board (KCMMB) 4K concrete material specification and City of Raymore Standard Specifications and Design Criteria.

Section 8. This Ordinance shall be known as the Eleventh Amendment to the Unified Development Code.

Section 9: Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 10: Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 25TH DAY OF JULY 2011.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 8TH DAY OF AUGUST 2011 BY THE FOLLOWING VOTE:

Councilmember Adams	Aye
Councilmember Becker	Aye
Councilmember Cox	Aye
Councilmember Hubach	Aye
Councilmember Kellogg	Aye
Councilmember Kerckhoff	Aye
Councilmember Stevens	Aye
Councilmember Wescoat	Aye

ATTEST:

Jean Woerner, City Clerk

APPROVE:

Juan I. Alonzo, Mayor

8/9/11

Date of Signature