

**“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 21<sup>st</sup> amendment on December 16, 2014, 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 January 12, 2015 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 COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:**

Section 1. Section 420.040B3 of the Unified Development Code is hereby repealed it its entirety and re-enacted as follows:

**B. Home Occupations**

**3. Requirements**

- a. The home occupation must be incidental and subordinate to the principal residential use of the premises and not occupy more than 25 percent of the floor area of the dwelling unit.
- b. No home occupation may be conducted in a detached accessory building unless the detached accessory building is on property zoned A, RE, RR or on any property one acre or larger in size.

- c. No structural alteration is permitted that would change the residential character of the dwelling.
- d. No outdoor storage or display of commodities, products, merchandise, materials or equipment associated with or used for the home occupation is permitted.
- e. No signs are permitted for a home occupation.
- f. No more than one person not related to a resident may be employed by the home occupation use.
- g. No home occupation may produce any noise, heat, vibration, dust, air pollution, electromagnetic interference, odors or other hazards that are detrimental to the safety and comfort of the neighboring residences.
- h. Parking generated by the home occupation use must be provided on a driveway or in an off-street area other than the required front yard.
- i. No commodities may be displayed or sold on the premises except that which is produced on the premises or that are normal and customary to the home occupation.

Section 2. Section 420.050A of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

A. General

All accessory uses and structures must meet the following requirements:

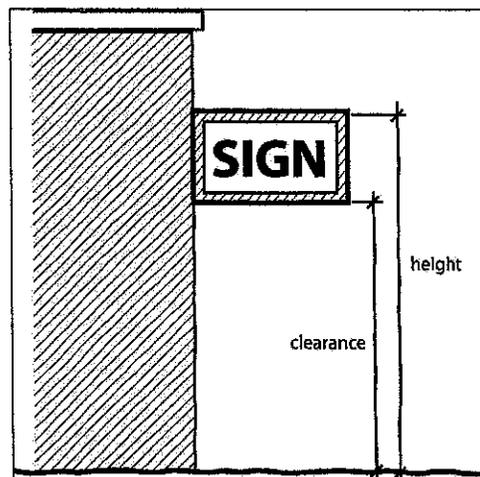
- 1. unless expressly prohibited, accessory uses and structures are permitted in any zoning district in connection with any allowable principal use;
- 2. accessory uses and structures must be located on the same lot as the principal building or principal use served, unless two or more adjacent lots are held in common ownership and one of the lots include a principal building;
- 3. except in the A district, accessory uses and structures are permitted only after the principal building is present or under construction;
- 4. in the side yard area an accessory structures must meet the minimum front and side yard setback required for principal buildings within the applicable zoning district, as specified in the bulk and dimensional standards table for the district unless specifically exempted by the projections into required yards table in the bulk and dimensional standards section;

5. in the rear yard area an accessory structures must provide a minimum side and rear yard setback of five feet, except that if a detached garage or carport has a vehicular alley entrance, the setback of the structure from the alley shall not be less than 20 feet;
6. detached accessory structures must be erected a minimum of five feet from all principal buildings;
7. no accessory structure may be constructed or erected within a recorded easement;
8. the total gross floor area of all accessory structures in all districts except RE and RR shall not exceed eight percent of the lot coverage. In the RE and RR districts, the 30 percent maximum area of building coverage includes all accessory structures and there is no maximum size limit for an accessory structure. In all zoning districts, there is no limit on the number of accessory structures allowed.
9. except in the A, RE and RR districts, no accessory structure shall exceed the size of the principal building; and
10. no accessory building or structure in a residential district except the RE and RR districts may exceed the height of the principal building.

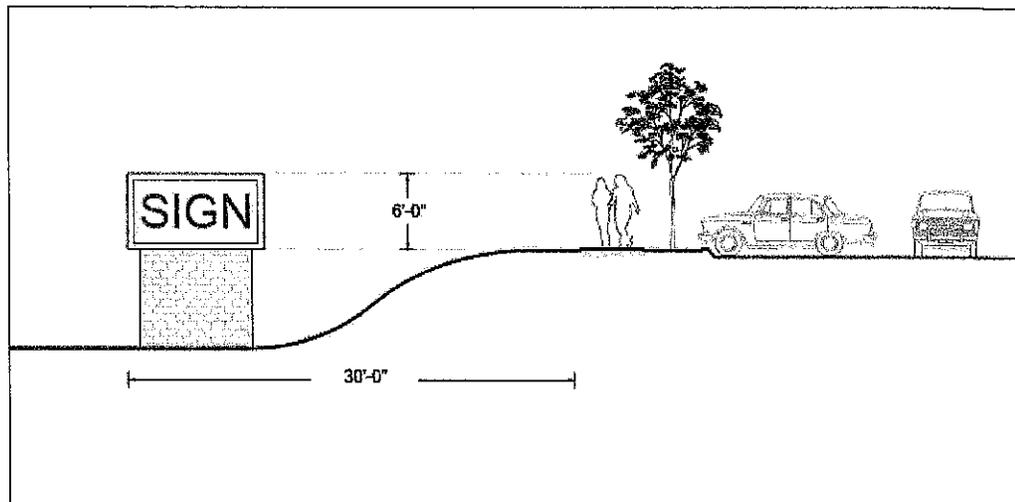
Section 3. Section 435.030B of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

**B. Sign Height Measurement**

For projecting and under canopy signs, the height of a sign will be computed as the distance from the highest point of the sign structure to the lowest point on the ground directly below the sign.



For freestanding signs, the height of a sign will be computed as the distance from the highest point of the sign structure to the lowest point on the ground directly below the sign. For lots with an elevation below the adjacent street, the height of a sign will be computed as the distance from the highest point of the sign structure to the height of the sidewalk, or curb line of street if no sidewalk exists, adjacent to the property, provided the sign is installed within thirty (30) feet of the street right-of-way line.



Section 4. Section 435.100 of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

A request to install a sign that is not allowed by this chapter but or a request to install a sign that is not in conformance with the standards of this chapter may be filed as a Conditional Use Permit in accordance with Section 470.030.

Section 5. Section 460.080A2 of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

- A. In all areas identified as numbered or unnumbered A zones and AE zones, where base flood elevation data have been provided as set forth in Section 460.070, the following provisions are required:

2. Non-residential Construction

- a. New construction or substantial improvement of any commercial, industrial or other non-residential structure, including manufactured homes, must have the lowest floor, including the basement, elevated to or one foot above the base flood level or, together with attendant utility and sanitary facilities, be flood-proofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect must certify that the standards of this subsection are satisfied. Such certification must be provided to the Floodplain Administrator as set forth in Section 460.060.
- b. No platted lots may encroach in the Federal Emergency Management Agency (FEMA) floodplain or the 100-year flood elevation for areas not identified as special flood hazard areas.

**Section 6.** Section 470.060B of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

**B. Prohibited Variances**

The Board of Adjustment may grant variances from all requirements of this Code except:

- 1. any provision in Chapter 435: Signs;
- 2. the requirements for public improvements contained within Chapter 445;
- 3. any provision in Chapter 460, Flood Protection; and
- 4. any provision in Chapter 455: Natural Resource Protection.

**Section 7.** Section 485.010 is hereby amended by the addition of the following definitions:

<b>Term</b>	<b>Definition</b>
<b>Subject Property</b>	The lot or portion thereof to which an application (rezoning, Conditional Use Permit, etc.) is applicable.
<b>Undeveloped Lot</b>	A lot, tract, or other parcel of land without a principal building upon the property.

Section 8. This Ordinance shall be known as the twenty-first 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 12TH DAY OF JANUARY 2015.**

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 26TH DAY OF JANUARY 2015 BY THE FOLLOWING VOTE:**

Councilmember Abdelgawad	Aye
Councilmember Bohner	Aye
Councilmember Burke, III	Aye
Councilmember Holman	Aye
Councilmember Hubach	Aye
Councilmember Kellogg	Aye
Councilmember Moorhead	Aye
Councilmember Stevens	Aye

ATTEST:

APPROVE:

  
Jean Woerner, City Clerk

  
Peter Kerckhoff, Mayor

1/27/15  
Date of Signature