SPECIAL USE PERMIT

FOR USES LISTED IN RAYMORE UNIFIED DEVELOPMENT CODE CHAPTER 420

Background

The division of the City into zoning districts is based upon the principle that similar conditions prevail throughout a particular zoning district. Some land uses would not normally be permitted in a zoning district because of their atypical characteristics. In some cases, however, it may be more beneficial to allow a land use to locate in a zoning district under specific conditions than to change the zoning district. Such uses are referred to as "special uses."

Requirements

To establish or expand a special use, the use must be in compliance with the use regulations listed in Chapter 420 of the Raymore Unified Development Code and all other requirements of the Raymore City Code.

Some special regulations will apply when the use is first established; these regulations may address the location of the proposed use within the city or the location of a proposed structure on a property. Other special regulations address the ongoing operation of the use.

Process

To establish or expand a special use, you must submit an application for a Special Use Permit to the Raymore Development Services Department. Special use permit applications are reviewed and approved or disapproved by the Development Services Director.

It is the responsibility of the applicant to demonstrate compliance with all of the required special conditions. The requirements to demonstrate compliance vary depending on the use. You should contact the Development Services Department to determine what additional materials are required to be submitted with your application.

A building permit or certificate of occupancy will not be issued for any special use until all of the required conditions have been met and a Special Use Permit has been approved.

Special Uses

The following uses are designated as Special Uses by the Raymore Unified Development Code:

- Adult Businesses or business selling adult media or products
- Bed and Breakfasts
- Car Washes
- Cell Phone Towers and Antennas
- Drive-Thru Facilities
- Day Care Centers
- Group Homes
- Manufactured Homes of Residential Design
- Restaurants
- Retail Sales in buildings over 100,000 square feet