

City of Raymore Unified Development Code

Chapter 405: Agricultural and Residential Districts

Section 405.010 District Descriptions

A. A, Agricultural District

The purpose of the A, Agricultural District is to accommodate agricultural activities and related uses on the fringe of the urbanized area of the City. Land within this district is likely to be developed with other land uses in the future. Because A districts will typically be located within close proximity to urban development, the agricultural activities conducted in the A district should not be detrimental to surrounding land uses. The type and intensity of uses permitted in this district will encourage and protect agricultural uses until urbanization is warranted and the appropriate change in district classification is requested by the property owner or initiated by the City.

B. RE, Rural Estate District

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. Consistent with its semi-rural character, some single-family lots are large enough to accommodate small-scale agriculture and/or stables. The RE district also is intended to provide for some limited institutional uses compatible with surrounding residential neighborhoods.

C. RR, Rural Residential District

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 and also provides for limited institutional uses compatible with surrounding residential neighborhoods.

D. R-1A, Single-Family Residential District

The purpose of the R-1A, Single-Family Residential District is to accommodate low-density residential development. The R-1A district also provides for limited institutional uses compatible with surrounding residential neighborhoods, with slightly larger lot sizes and lower density than the R-1 Single Family District.

E. R-1, Single-Family Residential District

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

F. R-1.5, Single-Family Residential District

The purpose of the R-1.5, Single-Family Residential District is to accommodate low-density residential development and limited institutional uses compatible with surrounding residential neighborhoods, with slightly smaller lot sizes and higher density than the R-1

Single-Family District.

G. R-2, Single- and Two-Family Residential District

The purpose of the R-2, Single- and Two-Family Residential District is to accommodate single- and two-family residential development. The R-2 district typically functions as a transition between arterial and collector streets, commercial and/or higher residential areas, and lower density single-family residential areas. The R-2 district also provides for limited institutional uses compatible with surrounding residential neighborhoods.

H. R-3, Medium Density Residential District

The R-3, Medium-Density Residential District, is intended to accommodate a mix of two-family and attached single-family residential development. The R-3 district is typically located adjacent to an arterial or collector street and serves as a transition between commercial development or heavy automobile traffic and lower density residential development. The R-3 district also provides for limited institutional uses compatible with surrounding residential neighborhoods.

I. R-3A, Multiple-Family Residential District

The R-3A, Multiple-Family Residential 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.

J. R-3B, Apartment Community Residential District

The R-3B, Apartment Community Residential District, is intended to accommodate multiple-family residential development where there are sufficient services and infrastructure to support higher density residential development. The principal use of the land in this district is multiple-family development that is planned and developed only on a lot or tract under single ownership or unified control.

K. PR, Parks, Recreation and Public Use District

The PR, Parks, Recreation and Public Use District is a special purpose district that is intended to accommodate land uses that offer a variety of active and passive recreational opportunities and other public uses. See Section 415.070.

Section 405.020 Use Table

A. Use Groups

The use table classifies land uses into five major groupings: Residential, Public and Civic, Commercial, Industrial and Other. These are referred to as “Use Groups.”

B. Use Categories

Each Use Group is further divided into “Use Categories.” These categories classify land uses based on common characteristics, such as the type of products sold, site conditions or the amount of activity on the site. Some use categories are further divided into specific use types, which are described in Section 485.010.

C. Determination of Land Use Category

When a land use cannot be classified into a Use Category or appears to fit into multiple categories, the Community Development Director is authorized to determine the most appropriate Use Category.

D. Permitted Uses

Uses identified with a “P” in the use table are permitted by-right in the designated zoning districts, subject to compliance with all other applicable provisions of this Code.

E. Uses Subject to Special Conditions

Uses identified with an “S” in the use table are permitted by-right in the designated zoning districts, subject to compliance with all conditions of this chapter and with all other applicable provisions of this Code.

F. Conditional Uses

Uses identified with a “C” in the use table may be allowed in the designated zoning districts if approved in accordance with the conditional use procedure of Section 470.030. Approved conditional uses are subject to compliance with all other applicable provisions of this code.

G. Prohibited Uses

Uses identified with a “-” in the use table are expressly prohibited. Uses not listed in the use table are also prohibited unless the Community Development Director determines that the use fits into an existing use category.

H. Use Standards *(Amendment 18 - Ordinance 2014-006 2.10.14) (Amendment 27 - Ordinance 2018-041 6.11.18)*

The “Use Standard” column in the use table provides a cross-reference to additional standards that apply to some uses, whether or not they are allowed as a permitted use, use subject to special conditions or conditional use.

Use	A	RE	RR	R-1A	R-1	R-1.5	R-2	R-3	R-3A	R-3B	PR	Use Standard
RESIDENTIAL USES												
Household Living												
Single-family Dwelling, Detached (conventional)	P	P	P	P	P	P	P	-	-	-	-	
Manufactured Home Residential – Design	S	S	S	S	S	S	S	-	-	-	-	Section 420.010D
Single-family Dwelling, Attached	-	-	-	-	-	-	-	S	S	-	-	Section 420.010A
Two-family Dwelling (Duplex)	-	-	-	-	-	-	P	P	P	-	-	
Multi-family Dwelling (3+ units)	-	-	-	-	-	-	-	-	S	-	-	Section 420.010A
Apartment Community	-	-	-	-	-	-	-	-	-	S	-	Section 420.010A
Cluster Residential Development	S	S	S	S	S	S	S	S	S	-	-	Section 420.010B
Manufactured Home Park	-	-	-	-	-	-	-	C	C	-	-	Section 420.010C
Employee Living Quarters	P	-	-	-	-	-	-	-	-	-	-	
Accessory Dwelling, Attached	S	S	S	S	S	S	-	-	-	-	-	Section 420.050E
Accessory Dwelling, Detached	S	S	S	S	S	S	-	-	-	-	-	Section 420.050E
Group Living												
Assisted Living	-	-	-	-	-	-	-	C	C	C	-	

Group Home	S	S	S	S	S	S	S	S	S	S	S	-	Section 420.010E
Nursing Care Facility	-	-	-	-	-	-	-	C	C	C	C	-	
Transitional Living	-	-	-	-	-	-	-	C	C	C	C	-	
Group Living Not Otherwise Classified	-	-	-	C	C	C	C	C	C	C	C	-	
PUBLIC AND CIVIC USES													
Cultural Exhibit or Library	C	C	C	C	C	C	C	C	C	C	C	C	
Government Buildings and Properties	C	C	C	C	C	C	C	C	C	C	C	C	
Place of Public Assembly	C	C	C	C	C	C	C	C	C	C	C	C	
Public Safety Services	C	C	C	C	C	C	C	C	C	C	C	C	
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	
School	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities													
Major	C	C	C	C	C	C	C	C	C	C	C	C	
Minor	P	P	P	P	P	P	P	P	P	P	P	P	
COMMERCIAL USES													
Animal Services													
Kennel	C	-	-	-	-	-	-	-	-	-	-	-	Section 420.030E
Day Care													
Day Care Home	S	S	S	S	S	S	S	S	S	S	S	-	Section 420.030C
Entertainment and Spectator Sports													
Indoor	C	-	-	-	-	-	-	-	-	-	-	P	
Outdoor	C	-	-	-	-	-	-	-	-	-	-	P	
Funeral and Interment Services													
Cemetery	C	C	C	C	C	C	C	C	C	C	C	-	
Funeral Home	-	-	-	-	-	-	-	-	-	-	-	-	
Lodging													
Bed and Breakfast	S	S	-	-	-	-	-	-	-	-	-	-	Section 420.030H
Sports and Recreation, Participant													
Outdoor	C	C	C	C	C	C	C	C	C	C	C	P	
Indoor	C	-	-	-	-	-	-	-	-	-	-	P	
OTHER USES													
Accessory Uses													
Accessory Uses	S	S	S	S	S	S	S	S	S	S	S	S	Section 420.050
Agricultural Uses													
Farming	P	-	-	-	-	-	-	-	-	-	-	-	
Boarding Stables and Riding Schools	C	-	-	-	-	-	-	-	-	-	-	-	Section 420.040A
Home Occupation	S	S	S	S	S	S	S	S	S	S	S	-	Section 420.040B
Parking													
Accessory Parking	P	P	P	P	P	P	P	P	P	P	P	P	
Wireless Communication Facility													
Colocated	S	S	S	S	S	S	S	S	S	S	S	S	Section 420.040C

Section 405.030 Bulk and Dimensional Standards

A. Bulk and Dimensional Standards Table

The following bulk and dimensional standards apply to the agricultural and residential districts unless otherwise specifically allowed by this code. See Section 415.060 for PUD standards, Section 415.040 for Planned district standards and Section 415.070 for Parks,

Recreation, and Public Use District standards.

	A	RE	RR	R-1A	R-1	R-1.5	R-2	R-3	R-3A	R-3B
Minimum Lot Area										
per lot	10 ac.	3 ac.	1 ac.	10,000 sq.ft.	8,400 sq.ft.	6,500 sq.ft.	10,000 sq.ft.	11,250 sq.ft.	12,000 sq.ft.	12,000 sq.ft.
per dwelling unit	10 ac.	3 ac.	1 ac.	10,000 sq.ft.	8,400 sq.ft.	6,500 sq.ft.	5,000 sq.ft.	3,750 sq.ft.	2,000 sq.ft.	2,000 sq.ft.
Minimum Lot Width (ft.)	330	220	125	70	70	60	70	90	90	90
Minimum Lot Depth (ft.)	100	100	100	100	100	100	100	120	120	120
Yards, Minimum (ft.)										
Front [1]	50	50	40	30	30	30	30	30	30	30
rear	50	40	30	30	30	30	30	30	30	30
side	15	15	15	10	10	7.5	10	10	10	10
Maximum Building Height (feet)	35	35	35	35	35	35	35	50	50	50
Maximum Building Coverage (%) [2]	10	30	30	30	30	40	30	30	40	40

B. Exceptions to Dimensional Standards Table

1. Projections into Required Yards *(Amendment 8 – Ordinance 2011-9 2.28.11)*

Required yards must be unobstructed and unoccupied from the ground to the sky except that certain building features and structures are allowed to project into required yards to the extent expressly indicated in the following table:

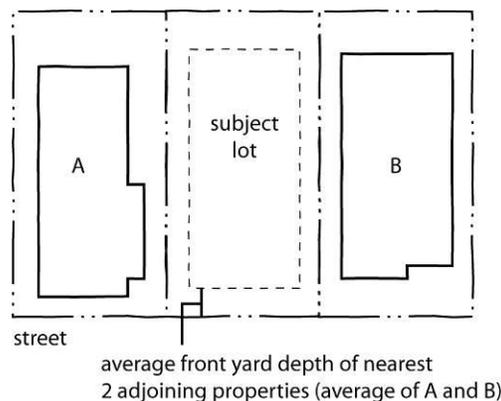
Obstruction/Projection into Required Yards	Front	Side	Rear
Accessory detached garages, and carports, set back at least 5 feet from side and rear property lines and subject to the requirements of Section 420.050	No	Yes	Yes
Air conditioning and other mechanical units projecting a distance of not more than 5 feet	Yes	Yes	Yes
Arbors, trellises, pergolas and similar customary landscape and yard improvements, set back at least 5 feet from any side or rear property line	No	Yes	Yes
Awnings and canopies projecting a distance of no more than 30% of the required yard dimension	Yes	Yes	Yes
Balconies projecting a distance of not more than 30% of the required yard dimension	No	Yes	Yes
Bay windows and dormers projecting a distance of not more than 30% of the required yard dimension	Yes	Yes	Yes
Breezeways	No	Yes	Yes
Chimneys projecting a distance of not more than 30% of the required yard dimension	Yes	Yes	Yes
Eaves and gutters projecting a distance of not more than 30% of the required yard dimension	Yes	Yes	Yes
Fences and walls, subject to Section 440.030	Yes	Yes	Yes
Flagpoles	Yes	Yes	Yes
Gazebos, setback at least 5 feet from any side or rear property line	No	Yes	Yes
Laundry drying equipment	No	No	Yes
Ornamental and security lighting	Yes	Yes	Yes
Parking spaces, unenclosed	Yes	Yes	Yes
Patios and terraces, setback at least 5 feet from any property line	Yes	Yes	Yes

Porches and decks less than 30 inches above grade, open on at least 3 sides, with no roof or cover, projecting a distance of not more than 30% of the required front yard dimension and set back at least 5 feet from side and rear property lines.	Yes	Yes	Yes
Porches and decks greater than 30 inches above grade, open on at least 3 sides, with no roof or cover, projecting a distance of not more than 30% of the required yard dimension.	No	Yes	Yes
Recreation equipment including playground equipment, play houses, and sandboxes, setback at least 5 feet from any side or rear property line	No	Yes	Yes
Satellite dish antennas, not exceeding 1 meter in diameter	Yes	Yes	Yes
Satellite dish antennas, over 1 meter but not exceeding 2.4 meters in diameter	No	No	Yes
Sheds or other accessory storage structures, setback at least 5 feet from side and rear property lines	No	Yes	Yes
Sills, belt courses, cornices, buttresses and other architectural features projecting a distance of not more than 30% of the required yard dimension	Yes	Yes	Yes
Swimming pools and bathhouses, setback at least 5 feet from side or rear property line, subject to Section 420.050B	No	Yes	Yes
Steps, stairs, stoops, landings and fire escapes (uncovered), projecting a distance of not more than 30% of the required yard dimension	Yes	Yes	Yes
Amateur radio antenna towers,	No	Yes	Yes
Utility poles and wires	Yes	Yes	Yes
Wheelchair lifts and ramps that meet federal, state and local accessibility standards	Yes	Yes	Yes

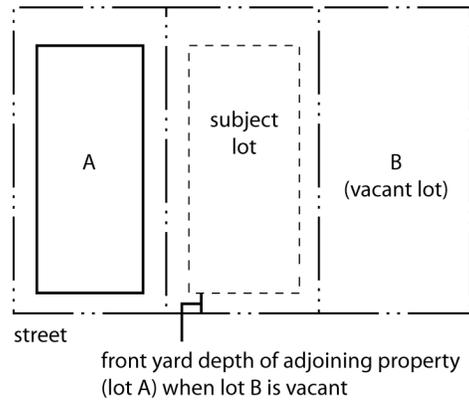
2. Exception for Lots that Utilize Average Front Yard

Where 50 percent or more of the frontage on one side of a street between two intersecting streets is developed with buildings that have a front yard with less depth than required by this code, then:

- a. Where a building is to be constructed on a parcel of land that is within 100 feet of the existing buildings on both sides, the minimum front yard may be an average of the front yards as measured from the two closest front corners of the adjacent buildings on the two sides; or



- b. Where a building is to be erected on a parcel of land that is within 100 feet of an existing building of one side only, such building may be erected as close to the street as the existing adjacent building.



Section 405.040 Additional Regulations *(Amendment 11 – Ordinance 2011-52 8.08.11)*

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.

B. Lot Transition Regulations

New single-family and two-family developments adjacent to existing platted single-family developments must comply with the subdivision adjacency standards of Section 445.030F.

C. Operational Performance Standards

All uses in the residential districts must comply with the operational performance standards in Section 440.020.

D. Keeping of Animals *(Amendment 26 - Ordinance 2018-008 1.22.18)*

Cattle, cows, horses, sheep, goats and similar domestic animals are permitted in the A and RE districts only. In the RE district, maximum number of animals permitted per grazing acre, excluding building coverage, ponds and yard area around the principal dwelling, are:

1. Cattle, cows, horses, sheep, goats and similar animals are permitted in the A and RE districts only.

2. Chickens and similar fowl are permitted in the A and RE districts, and in the R-1 district upon property of at least three acres in size.
3. In the RE and R-1 (3-acre minimum lot size) district, maximum number of animals permitted per grazing acre, excluding building coverage, ponds and yard area around the principal dwelling are:
 - a. 1 head of cattle; or
 - b. 2 sheep; or
 - c. 2 goats; or
 - d. 2 horses.

Limits for other animals not enumerated herein shall be determined based upon type or size of animal.

E. Outdoor Storage *(Amendment 13 – Ordinance 2012-074 9.24.12)*

1. All outdoor storage areas for multi-family residential and all non-residential uses must be permanently screened from view on all sides by a fence of 100 percent opacity and a minimum height of six feet. The fence must be constructed to prevent accidental dispersal of material within the storage area.

F. ~~Vehicle Parking~~ *(Amendment 8 – Ordinance 2011-9 2.28.11) (Amendment 11 – Ordinance 2011-52 8.08.11) (Deleted by Amendment 13 – Ordinance 2012-074 9.24.12)*