

# City of Raymore Unified Development Code

## Section 410.010E BP, Business Park District

The BP, Business Park District is intended to accommodate office, research and development, and limited service, manufacturing and warehousing uses that are located within a campus-like setting. Site design will include larger setbacks and increased landscaping and buffering from non-related uses and public rights-of-way.

## Section 410.020 Use Table

### A. 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

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	BP	Use Standard
<b>RESIDENTIAL USES</b>		
<b>Household Living</b>		
Single-family Dwelling, Attached	-	Section 420.010A
Multi-family Dwelling (3+ units)	-	Section 420.010A
Cluster Residential Development	-	Section 420.010B
Manufactured Home Park	-	Section 420.010C
Dwelling Units Located Above the Ground Floor	-	
<b>Group Living</b>		
Assisted Living	-	
Group Home	-	Section 420.010E
Nursing Care Facility	-	
Transitional Living	-	
<b>PUBLIC AND CIVIC USES</b>		
College or University	C	
Cultural Exhibit or Library	C	
Government Buildings and Properties	C	
Hospital	P	
Place of Public Assembly	P	
Public Safety Services	P	
Religious Assembly	P	
School	P	
Social Club or Lodge	P	
<b>Utilities</b>		
Major	C	
Minor	P	
<b>COMMERCIAL USES</b>		
Adult Business	S	Section 420.030A Section 420.030B
<b>Animal Services</b>		
Kennel	-	Section 420.030E
Veterinary Services	-	
<b>Art Gallery</b>		
<b>Banks and Financial Services</b>		
Banks	P	
Payday Loan Store	C	Section 420.030D
Consumer Loan Establishment	C	Section 420.030D
Pawn Shop	-	
<b>Body Art Services</b>		
<b>Business Support Service</b>		
Business Support Service	P	
<b>Construction Sales and Service</b>		
Construction Sales and Service	P	
<b>Day Care</b>		
Day Care Center	S	Section 420.030C
<b>Eating and Drinking Establishment</b>		
Restaurant	S	Section 420.030F
Tavern	-	
<b>Entertainment and Spectator Sports</b>		
Indoor	P	
Outdoor	C	
<b>Funeral and Interment Services</b>		
Cremating	C	
Funeral Home	P	

Use	BP	Use Standard
<b>Lodging</b>		
Bed and Breakfast	-	Section 420.030H
Hotel or Motel	P	
<b>Medical or Dental Clinic</b>		
	P	
<b>Office</b>		
	P	
<b>Personal and Consumer Service</b>		
	P	
<b>Retail Sales</b>		
Large (100,000+ gfa)	-	Section 420.030G Section 420.030B
Small (up to 100,000 gfa)	S	Section 420.030B
<b>Self-Storage Facility</b>		
	-	
<b>Self-Storage Facility, Indoor</b>		
	S	Section 420.030M
<b>Sports and Recreation, Participant</b>		
Outdoor	C	
Indoor	P	
<b>Vehicle Sales and Service</b>		
Car Wash	S	Section 420.030I
Gas Station	C	Section 420.030J
Motor Vehicle Repair	C	Section 420.030K
Light Equipment and Vehicle Sales or Rental	P	
Heavy Equipment Sales or Rental	P	
Vehicle, Recreational Vehicle or Boat Storage/Towing	-	
<b>INDUSTRIAL USES</b>		
<b>Manufacturing, Production and Industrial Service</b>		
Limited	P	
General	-	
Intensive	-	
<b>Research Laboratory</b>		
	P	
<b>Trucking/Freight Terminal</b>		
	C	
<b>Warehousing and Wholesaling</b>		
	C	
<b>Waste-related Use</b>		
Junkyard	-	
Recycling Facility	C	
Sanitary Landfill	-	
<b>OTHER USES</b>		
<b>Accessory Uses</b>		
	S	Section 420.050
<b>Drive-through Facilities</b>		
	S	Section 420.030L
<b>Parking</b>		
Accessory Parking	P	
Non-accessory Parking	C	
<b>Wireless Communication Facility</b>		
Freestanding	S	Section 420.040C
Co-located	S	Section 420.020C

## Section 410.030 Bulk and Dimensional Standards

### I. Bulk and Dimensional Standards Table

The following bulk and dimensional standards apply to the business, commercial and industrial 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.

BP	
<b>Minimum Lot Area</b>	
per lot	1 acre
per dwelling unit	-
<b>Minimum Lot Width (feet)</b>	100
<b>Minimum Lot Depth (feet)</b>	100
<b>Yards, Minimum (feet)</b>	
front	30
rear	20
side	10
side, abutting residential district	20
<b>Maximum Building Height (feet)</b>	80
<b>Maximum Building Coverage (%)</b>	50