

City of Raymore Unified Development Code

Lot Splits

Section 470.140 Lot Splits

A. Applicability

A lot may be divided as a lot split provided the following conditions are met:

1. no nonconforming lot shall be created as a result of the lot split.
2. a previously platted lot zoned “R-2”; “R-3” or “R-3A” may be divided as a lot split by either metes and bounds description or by replatting provided the following conditions are met:
 - a. for a two-family dwelling in an “R-2” district, a lot split may only occur where the common wall between the two units exist. The lot split must, as closely as possible, divide the property into equal halves.
 - b. for an attached single-family dwelling in an “R-3” or “R-3A” district, a lot split may only occur where the common wall between the units exist. The lot split will only be permitted within a building area identified on a recorded final plat. The lot split process permits the units to be surveyed and individually sold.
 - c. two-family residential and attached single family lot splits are only permitted on lots contained within an approved final plat.

B. Application

An application for a lot split shall be obtained from the Community Development Director. The application must be completed in its entirety in accordance with Section 470.010C.

C. Community Development Director Action

1. The Community Development Director has the authority to approve or disapprove lot splits.
2. Upon approval, the Community Development Director must sign and date the survey or plat.

NOTE: If a townhome building is to be subdivided into individual lots for each unit, then the following code provision applies:

Section 420.010 Use Specific Standards, Residential Uses

5. Private Yards for Attached Single-Family Dwellings

All attached single-family dwelling unit developments must include private yards space in accordance with the following:

- a.** attached single-family dwellings must have private yards consisting of a minimum of 200 square feet in area for each attached single-family dwelling unit;
- b.** a private yard may be located next to a front wall, rear wall or end wall, provided that it is immediately adjacent to the attached single-family dwelling unit it serves and is directly accessible from the unit by way of a door or steps;
- c.** required private yards must be landscaped with turf, groundcover, shrubs, trees or other landscape improvements, such as walkways or patios; and
- d.** private yards may be enclosed with fences.