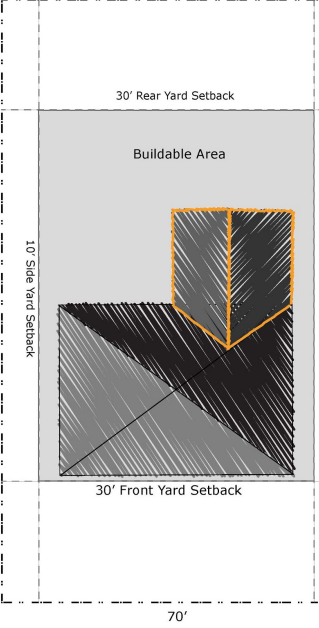
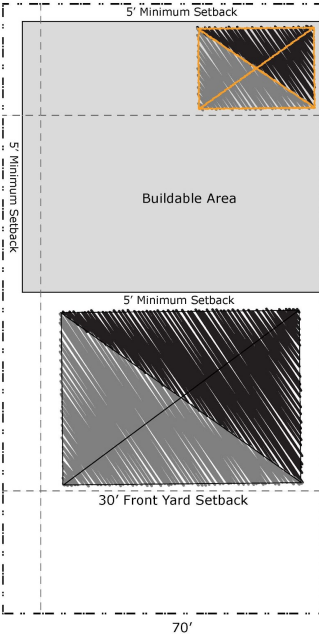


City of Raymore Unified Development Code

Accessory Dwelling Units

Section 485.010: Definitions

Term	Definition
Dwelling	A building or portion thereof, not including manufactured homes, which is designed and used exclusively for residential purposes.
Dwelling, Accessory <i>(Amendment 18 – Ordinance 2014-006 2.10.14)</i>	A separate and subordinate dwelling that is contained on the same lot as the primary dwelling.
Dwelling, Accessory, Attached <i>(Amendment 27 - Ordinance 2018-041 6.11.18)</i>	<p>A dwelling that is attached to, and/or located within the principal building on the lot, but physically separated from, and not connected to the interior of, the principal building.</p> 

<p>Dwelling, Accessory, Detached (Amendment 27 - Ordinance 2018-041 6.11.18)</p>	<p>A dwelling that is built separate from the principal building or above an existing accessory structure such as a detached garage.</p>  <p>The diagram illustrates the setbacks for an accessory dwelling. It shows a rectangular lot with a width of 70 feet. A central area is designated as the 'Buildable Area'. This area is bounded by a 5-foot minimum setback on the top and bottom edges. A 30-foot front yard setback is shown at the bottom of the lot. A small inset in the top right corner shows a hatched area representing a structure within the buildable area, with a 5-foot minimum setback from the top edge of the buildable area.</p>
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Section 420.050: Accessory Uses and Structures

E. Accessory Dwelling (Amendment 18 – Ordinance 2014-006 2.10.14) (Amendment 27 - Ordinance 2018-041 6.11.18)

1. In the A and RE zoning districts, the following standards apply:
 - a. There shall be only one accessory dwelling unit per lot.
 - b. An accessory dwelling unit may be located within a principal building or a detached building.
 - c. An accessory dwelling unit shall not exceed the total square footage of the principal building.
 - d. An accessory dwelling unit shall comply with all requirements of the International One and Two-Family Dwelling Code adopted by the City.
 - e. The accessory dwelling unit shall comply with all development standards for the applicable zoning district in which it is located.
 - f. Either the principal building or the accessory dwelling unit shall be occupied by the property owner at any time the accessory dwelling unit is occupied.
 - g. Before a Certificate of Occupancy can be issued for the accessory dwelling unit, the property owner must sign a deed restriction for the benefit of the City stating that they will maintain occupancy of either the principal building or the

accessory dwelling unit. Such deed restriction shall be recorded with the Cass County Recorder of Deeds.

- h.** A clearly marked and accessible connection shall be provided from an existing driveway or sidewalk located on the lot to the entrance of the accessory dwelling unit. Such route shall be accessible to emergency personnel at all times.
- i.** The property owner shall make adequate provisions for potable water supply and sanitary sewage disposal for the accessory dwelling unit. The accessory dwelling unit may be served by connecting to the existing services to the principal building, if adequate capacity and service is available in accordance with City Code, or by the installation of new service lines.

2. In the RR, R-1A, R-1, and R-1.5 zoning districts, the following standards apply:

- a.** There shall be only one accessory dwelling unit per lot.
- b.** An accessory dwelling may be located within a principal building or a detached building.
- c.** An accessory dwelling unit shall be limited to 60% of the total square footage of the principal building, but shall not exceed 1,000 square feet.
- d.** An accessory dwelling unit shall not exceed the height of the principal building.
- e.** An accessory dwelling unit shall comply with all requirements of the International One and Two-Family Dwelling Code adopted by the City.
- f.** The accessory dwelling unit shall comply with all development standards for the applicable zoning district in which it is located.
- g.** Either the principal building or the accessory dwelling unit shall be occupied by the property owner at any time the accessory dwelling unit is occupied.
- h.** Before a Certificate of Occupancy can be issued for the accessory dwelling unit, the property owner must sign a deed restriction for the benefit of the City stating that they will maintain occupancy of either the principal building or the accessory dwelling unit. Such deed restriction shall be recorded with the Cass County Recorder of Deeds.
- i.** A paved connection of at least four (4) feet in width shall be provided from an existing sidewalk or driveway located in the front yard of the principal building to the entrance of the accessory dwelling unit.
- j.** Accessory dwelling units, when located within a fenced-in area, shall maintain a gated access of at least four (4) feet in width for the paved connection.
- k.** The entrance to the attached accessory dwelling unit shall be subordinate to that of the principal building and be located only in the side or rear yard of the property.
- l.** The property owner shall make adequate provisions for potable water supply and sanitary sewage disposal for the accessory dwelling unit. The accessory

dwelling unit may be served by connecting to the existing services to the principal building, if adequate capacity and service is available in accordance with City Code, or by the installation of new service lines.