

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 Development Services 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 Development Services 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) (Amendment 31 - Ordinance 2019-048 7.22.19) (Amendment 32- Ordinance 2020-056, 10.12.2020)*

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	-	Section 420.010E
Nursing Care Facility	-	-	-	-	-	-	-	C	C	C	-	
Transitional Living	-	-	-	-	-	-	-	C	C	C	-	
Group Living Not Otherwise Classified	-	-	-	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	
Government Buildings and Properties	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	
Public Safety Services	C	C	C	C	C	C	C	C	C	C	C	
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	
School	P	P	P	P	P	P	P	P	P	P	P	
Utilities												
Major	C	C	C	C	C	C	C	C	C	C	C	
Minor	P	P	P	P	P	P	P	P	P	P	P	
COMMERCIAL USES												
Animal Services												
Kennel	C	-	-	-	-	-	-	-	-	-	-	Section 420.030E

Use	A	RE	RR	R-1A	R-1	R-1.5	R-2	R-3	R-3A	R-3B	PR	Use Standard
Day Care												
Day Care Home	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	-	
Funeral Home	-	-	-	-	-	-	-	-	-	-	-	
Lodging												
Bed and Breakfast	S	S	-	-	-	-	-	-	-	-	-	Section 420.030H
Medical Marijuana Cultivation Facility	P	-	-	-	-	-	-	-	-	-	-	Section 420.030N
Sports and Recreation, Participant												
Outdoor	C	C	C	C	C	C	C	C	C	C	P	
Indoor	C	-	-	-	-	-	-	-	-	-	P	
OTHER USES												
Accessory Uses	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	-	Section 420.040B
Parking												
Accessory Parking	P	P	P	P	P	P	P	P	P	P	P	
Wireless Communication Facility												Section 420.040C
Colocated	S	S	S	S	S	S	S	S	S	S	S	
Small Wireless Facility	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

