

City of Raymore Unified Development Code

Chapter 445 Subdivision Design and Improvements

Section 445.030 Subdivision Design and Layout

F. Subdivision Adjacency Standards

The following subdivision adjacency standards are intended to provide adequate transition between new single-family and two-family developments adjoining recorded platted single-family subdivisions in the City.

1. Applicability

For preliminary or final plat applications, if the median lot area per dwelling unit of proposed lots is less than 75 percent of the median lot of the adjacent existing platted lots, the requirements of this section shall apply.

2. Exempted Subdivisions

- a. New subdivisions separated from existing recorded platted subdivisions in the City by a right-of-way for the entire length of the new subdivision shall be exempt from the requirements of this section. If the right-of-way only extends for a portion of the distance between the two subdivisions, then one of the adjacency options shall be utilized along the remaining common lot line.
- b. An application for final plat approval that is part of a subdivision that obtained preliminary plat approval prior to January 22, 2007 shall be exempt from the provisions of this section.
- c. An application for preliminary plat or final plat approval that is part of a subdivision that has an approved Memorandum of Understanding regarding development of the entire subdivision shall be exempt from the requirements of this section.

3. Standards

New residential subdivisions subject to the requirements of this section must provide one of the following lot compatibility techniques along the common property line:

a. Landscape Buffer with Berm

- (1) Shall have a minimum width of 25 feet;
- (2) Shall have a minimum height of four feet;
- (3) Evergreens shrubs, trees or other landscape plantings shall be utilized to create a Type A opaque buffer as defined in Section 430.080C1;
- (4) Perimeter barriers, including fencing or walls, may be utilized within the landscape buffer; and
- (5) The buffer shall be part of an open space or landscape tract.

b. Landscape Buffer without Berm

- (1) Shall have a minimum width of 30 feet;

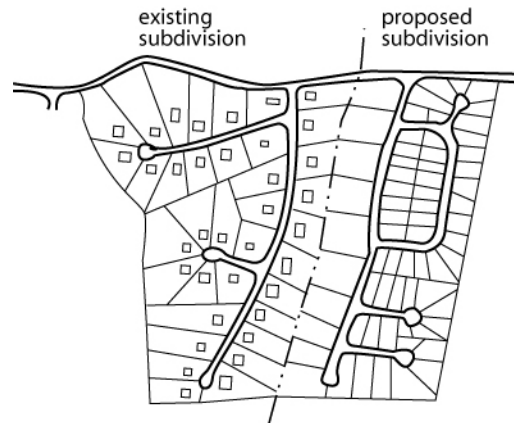
- (2) Evergreens, shrubs, trees, or other landscape plantings shall be utilized to create a Type A opaque buffer as defined in Section 430.080C1;
- (3) Perimeter barriers, including fencing or walls may be utilized within the landscape buffer; and
- (4) The buffer shall be part of an open space or landscape tract.

c. Open Space Buffer

- (1) Shall have a minimum width of 50 feet;
- (2) Shall contain a 10 foot wide trail, pedestrian or bike path that provides pedestrian connectivity; and
- (3) The buffer shall be part of an open space or landscape tract.

d. Yard Matching

The rear yard widths of the proposed development shall match the rear yard widths of the existing adjacent development.



e. Parkland

Dedication of City parkland accepted by the Raymore Parks and Recreation Board.

4. Combination of Options

A combination of options may be utilized to fulfill the adjacency requirement along the entire length of the common property line between the proposed lots and existing platted lots.