

City of Raymore Unified Development Code

Chapter 410: Business, Commercial and Industrial Districts

Section 410.010 District Descriptions

A. PO, Professional Office District

The PO, Professional Office District is intended to accommodate professional office uses in individual buildings, not in large campus-like settings. Site design within this district must ensure that adequate access, parking and screening is provided so as not to negatively impact adjoining residential neighborhoods, and to protect the office uses from higher-intensity commercial and industrial uses.

B. C-1, Neighborhood Commercial District

The C-1, Neighborhood Commercial District is intended to accommodate small-scale professional office, service and retail uses primarily located within buildings with a design and scale that is compatible with surrounding residential development. This district is intended to provide goods and services primarily for residents in the surrounding neighborhoods. Site design within this district must ensure that adequate access, parking and screening is provided so as not to negatively impact adjoining residential neighborhoods.

C. C-2, General Commercial District

The C-2, General Commercial District is intended to accommodate mid-size retail and commercial businesses along commercial corridors. Uses in the C-2 district have the potential to generate significant automobile traffic. Therefore, care must be taken to ensure that traffic and other related impacts are minimized. Since this district is located along major arterials and collectors that serve as gateways into Raymore, quality building architecture, landscaping and other site improvements will be required to ensure development enhances Raymore's image.

D. C-3, Regional Commercial District

The C-3, Regional Commercial District is intended to provide locations along major arterials for shopping centers and business uses that draw patrons from Raymore, surrounding communities and the broader region. The C-3 district consists primarily of large-scale development that has the potential to generate significant automobile traffic. Development in this district must be designed in a coordinated manner with an interconnected street network that is consistent with the City's Growth Management Plan. Uncoordinated, piecemeal development of small parcels that do not fit into the larger context is strongly discouraged in the C-3 district. Because this district is primarily located at high-visibility locations, the building architecture, landscaping and other site improvements must be of superior aesthetic and functional quality.

E. 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.

F. M-1, Light Industrial District

The M-1, Light Industrial District is intended to accommodate light manufacturing, warehousing and wholesaling operations that are compatible with more intensive commercial uses. Uses within this district require good accessibility to highways. The M-1 district should be used as a buffer or transition between industrial development and commercial or multi-family residential development.

G. M-2, General Industrial District

The M-2, General Industrial District is intended to accommodate industrial uses not otherwise permitted in other districts. The intensity of the uses in this district makes it necessary to separate it from all residential districts and most commercial districts.

H. 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 410.020 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 16 – Ordinance 2013-056 8.26.13) (Amendment 25 - Ordinance 2017-051 8.28.17) (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	PO	C-1	C-2	C-3	BP	M1	M2	PR	Use Standard
RESIDENTIAL USES									
Household Living									
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	-	P	P	P	-	-	-	-	
Group Living									
Assisted Living	-	C	P	P	-	-	-	-	
Group Home	-	-	-	-	-	-	-	-	Section 420.010E
Nursing Care Facility	-	C	P	P	-	-	-	-	
Transitional Living	-	C	C	-	-	-	-	-	
PUBLIC AND CIVIC USES									
College or University	C	-	C	C	C	C	-	C	
Cultural Exhibit or Library	C	C	C	C	C	C	-	C	
Government Buildings and Properties	C	C	C	C	C	C	C	C	
Hospital	P	C	P	P	P	P	-	C	
Place of Public Assembly	P	P	P	P	P	P	-	C	
Public Safety Services	P	P	P	P	P	P	P	C	
Religious Assembly	P	P	P	P	P	P	P	P	
School	P	P	P	P	P	P	P	P	
Social Club or Lodge	P	P	P	P	P	P	P	-	
Utilities									
Major	C	C	C	C	C	C	C	C	
Minor	P	P	P	P	P	P	P	P	
COMMERCIAL USES									
Adult Business	-	-	S	S	S	S	S	-	Section 420.030A Section 420.030B
Animal Services									
Kennel	-	-	C	C	C	C	C	-	Section 420.030E
Veterinary Services	-	P	P	P	-	-	-	-	
Art Gallery	-	P	P	P	-	-	-	-	
Banks and Financial Services									
Banks	-	P	P	P	P	-	-	-	
Payday Loan Store	-	-	C	C	C	-	-	-	Section 420.030D
Consumer Loan Establishment	-	-	C	C	C	-	-	-	Section 420.030D
Pawn Shop	-	-	C	C	-	-	-	-	
Body Art Services	-	-	C	C	-	-	-	-	
Business Support Service	P	P	P	P	P	P	P	-	
Construction Sales and Service	-	-	-	-	P	P	P	-	

Use	PO	C-1	C-2	C-3	BP	M1	M2	PR	Use Standard
Day Care									
Day Care Center	S	S	S	S	S	S	-	-	Section 420.030C
Eating and Drinking Establishment									
Restaurant	-	S	S	S	S	-	-	-	Section 420.030F
Tavern	-	C	C	C	-	-	-	-	
Entertainment and Spectator Sports									
Indoor	-	-	P	P	P	P	-	P	
Outdoor	-	-	C	C	C	C	-	P	

Funeral and Interment Services									
Cremating	-	-	C	C	C	C	C	-	
Funeral Home	-	C	P	P	P	C	-	-	
Lodging									
Bed and Breakfast	-	S	S	S	-	-	-	-	Section 420.030H
Hotel or Motel	-	-	P	P	P	-	-	-	
Medical or Dental Clinic	P	P	P	P	P	C	-	-	
Medical Marijuana									
Cultivation Facility (Outdoor)	-	-	-	-	C	C	C	-	Section 420.030N
Cultivation Facility (Indoor)	-	-	-	-	P	P	P	-	Section 420.030N
Dispensary Facility	-	P	P	P	P	P	P	-	Section 420.030N
Infused Products Manufacturing Facility	-	-	-	-	P	P	P	-	Section 420.030N
Testing Facility	P	P	P	P	P	P	P	-	Section 420.030N
Transportation Facility	-	-	-	-	P	P	P	-	Section 420.030N
Office	P	P	P	P	P	P	-	-	
Personal and Consumer Service	P	P	P	P	P	P	-	-	
Retail Sales									
Large (100,000+ gfa)	-	-	-	S	-	C	-	-	Section 420.030B G
Small (up to 100,000 gfa)	-	S	S	S	S	C	-	-	Section 420.030B
Self Storage Facility	-	-	-	-	-	P	P	-	
Self Storage Facility, Indoor	-	-	S	S	S	P	P	-	420.030M
Sports and Recreation, Participant									
Outdoor	-	C	P	P	C	C	-	P	
Indoor	-	-	P	P	P	P	-	P	
Vehicle Sales and Service									
Car Wash	-	-	S	S	S	S	S	-	Section 420.030I
Gas Station	-	-	C	C	C	C	C	-	Section 420.030J
Motor Vehicle Repair	-	-	C	C	C	P	P	-	Section 420.030K
Light Equipment and Vehicle Sales or Rental	-	-	-	P	P	P	-	-	
Heavy Equipment Sales or Rental	-	-	-	C	P	P	P	-	
Vehicle, Recreational Vehicle or Boat Storage/Towing	-	-	-	-	-	P	P	-	
INDUSTRIAL USES									
Manufacturing, Production and Industrial Service									
Limited	-	-	-	-	P	P	P	-	
General	-	-	-	-	-	C	P	-	
Intensive	-	-	-	-	-	-	C	-	
Research Laboratory	-	-	-	-	P	P	P	-	
Trucking/Freight Terminal	-	-	-	-	C	P	P	-	
Warehousing and Wholesaling	-	-	-	-	C	P	P	-	

Use	PO	C-1	C-2	C-3	BP	M1	M2	PR	Use Standard
Waste-related Use									
Junkyard	-	-	-	-	-	C	C	-	
Recycling Facility	-	-	-	-	C	C	C	-	
Sanitary Landfill	-	-	-	-	-	C	C	-	
OTHER USES									
Accessory Uses	S	S	S	S	S	S	S	S	Section 420.050
Drive-through Facilities	-	-	S	S	S	S	-	-	Section 420.030L
Parking									
Accessory Parking	P	P	P	P	P	P	P	P	
Non-accessory Parking	C	C	C	C	C	C	C	C	
Wireless Communication Facility									
Freestanding	-	-	S	S	S	S	S	S	Section 420.040C
Co-located	S	S	S	S	S	S	S	S	Section 420.040C
Small Wireless Facility	S	S	S	S	S	S	S	S	Section 420.040C

Section 410.030 Bulk and Dimensional Standards

A. 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.

	PO	C-1	C-2	C-3	BP	M-1	M-2
Minimum Lot Area							
per lot	-	-	-	-	1 acre	None	2 acres
per dwelling unit	-	2,000 sq.ft.	2,000 sq.ft.	2,000 sq.ft.	-	-	-
Minimum Lot Width (feet)	100	100	100	100	100	100	200
Minimum Lot Depth (feet)	100	100	100	100	100	100	200
Yards, Minimum (feet)							
front	30	30	30	30	30	30	30
rear	20	20	20	20	20	20	20
side	10	10	10	10	10	10	10
side, abutting residential district	20	15	20	20	20	20	20
Maximum Building Height (feet)	35	35	80	80	80	80	80
Maximum Building Coverage (%)	30	30	40	50	50	50	50

B. Exceptions to Dimensional Standards Table

- Projections into Required Yards** (*Amendment 8 – Ordinance 2011-9 2.28.11*)
Required yards must be unobstructed and unoccupied from the ground to the sky except that certain building features and structures are allowed to project into required yards to the extent expressly indicated in the following table:

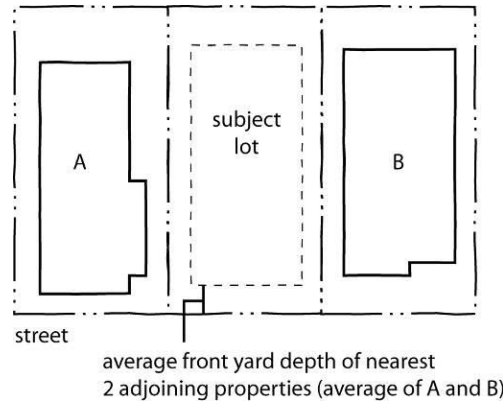
Obstruction/Projection into Required Yards	Front	Side	Rear
Accessory detached garages, sheds, and carports, set back at least 5 feet from side and rear property lines and subject to the requirements of Section 420.050	No	Yes	Yes
Air conditioning and other mechanical units projecting a distance of not more than 30% of the required yard dimension	No	Yes	Yes
Arbors, trellises, and similar customary landscape and yard improvements, set back at least 5 feet from any side or rear property line	No	Yes	Yes
Balconies, awnings and canopies projecting a distance of no more than 30% of the required yard dimension	Yes	Yes	Yes
Bay windows and dormers projecting a distance of not more than 30% of the required yard dimension	Yes	Yes	Yes
Breezeways	No	Yes	Yes
Chimneys projecting a distance of not more than 30% of the required yard dimension	Yes	Yes	Yes
Eaves and gutters projecting a distance of not more than 30% of the required yard dimension	Yes	Yes	Yes
Fences and walls, subject to Section 440.030	Yes	Yes	Yes
Flagpoles	Yes	Yes	Yes
Gazebos, setback at least 5 feet from any side or rear property line	No	Yes	Yes

Laundry drying equipment	No	No	Yes
Ornamental and security lighting	Yes	Yes	Yes
Parking spaces, unenclosed	Yes	Yes	Yes
Patios and terraces, setback at least 5 feet from any property line	Yes	Yes	Yes
Porches and decks less than 30 inches above grade, open on at least 3 sides, with no roof or cover, projecting a distance of not more than 30% of the required front yard dimension and set back at least 5 feet from side and rear property lines.	Yes	Yes	Yes
Porches and decks greater than 30 inches above grade, open on at least 3 sides, with no roof or cover, projecting a distance of not more than 30% of the required yard dimension.	No	Yes	Yes
Recreation equipment including playground equipment, play houses, and sandboxes, setback at least 5 feet from any side or rear property line	No	Yes	Yes
Satellite dish antennas, not exceeding 1 meter in diameter	Yes	Yes	Yes
Satellite dish antennas, over 1 meter but not exceeding 2.4 meters in diameter	No	No	Yes
Sheds or other accessory storage structures, setback at least 5 feet from side and rear property lines	No	Yes	Yes
Sills, belt courses, cornices, buttresses and other architectural features projecting a distance of not more than 30% of the required yard dimension	Yes	Yes	Yes
Swimming pools and bathhouses, setback at least 5 feet from side or rear property line	No	Yes	Yes
Steps, stairs, stoops, landings and fire escapes (uncovered), projecting a distance of not more than 30% of the required yard dimension	Yes	Yes	Yes
Amateur radio antenna towers,	No	Yes	Yes
Utility poles and wires	Yes	Yes	Yes
Wheelchair lifts and ramps that meet federal, state and local accessibility standards	Yes	Yes	Yes

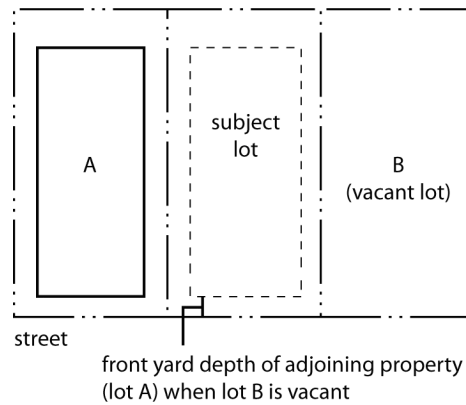
2. Exception for Lots that Utilize Average Front Yard

Where 50 percent or more of the frontage on one side of a street between two intersecting streets is developed with buildings that have a front yard with less depth than required by this code, then:

- a. Where a building is to be constructed on a parcel of land that is within 100 feet of the existing buildings on both sides, the minimum front yard may be an average of the front yards as measured from the two closest front corners of the adjacent buildings on the two sides; or



- b. Where a building is to be erected on a parcel of land that is within 100 feet of an existing building of one side only, such building may be erected as close to the street as the existing adjacent building.



C. Reduction to Front Yard Setback (*Amendment 13 – Ordinance 2012-074 9.24.12*)

The required front yard setback for a building located in a Business, Commercial or Industrial Zoning District may be reduced to ten (10) feet if:

1. No parking areas or access drives are installed between the building and the right-of-way line;
2. The building is not located within a sight-visibility triangle; and
3. The area between the building and the right-of-way line shall contain living landscape material.

Section 410.040 Additional Regulations (Amendment 8 – Ordinance 2011-9 2.28.11)
(Amendment 13 – Ordinance 2012-074 9.24.12)

A. Operational Performance Standards

All uses in the business, commercial and industrial districts must comply with the operational performance standards in Section 440.020.

B. Outdoor Display or Storage of Merchandise

Outdoor display or storage of merchandise is permitted in business, commercial and industrial districts subject to the following:

1. No display or storage of merchandise shall occur within:
 - a. required parking spaces;
 - b. landscaped areas;
 - c. fire lanes;
 - d. on sidewalks if handicapped accessibility is blocked; or
 - e. building setback areas.
2. If a property has an excess of parking spaces, the excess spaces may be utilized for display or storage of merchandise.
- C. All business, servicing, manufacturing or processing of materials normally allowed in commercial districts shall be conducted within a fully enclosed building.

D. Building Regulations (Amendment 11 – Ordinance 2011-52 8.08.11)

No portion of a principal building may be constructed, erected or located within a recorded easement, except for the following projections not to exceed twenty-four inches:

1. Awnings and canopies.
2. Bay windows and dormers.
3. Chimneys.
4. Eaves and gutters.
5. Sills, cornices or other architectural features.